

HoldenCopley

PREPARE TO BE MOVED

Campion Street, Arnold, Nottinghamshire NG5 8GR

£275,000

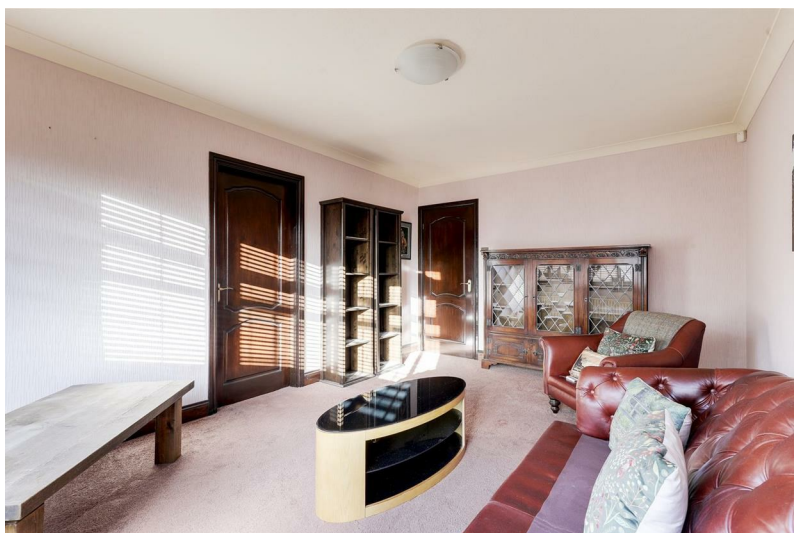
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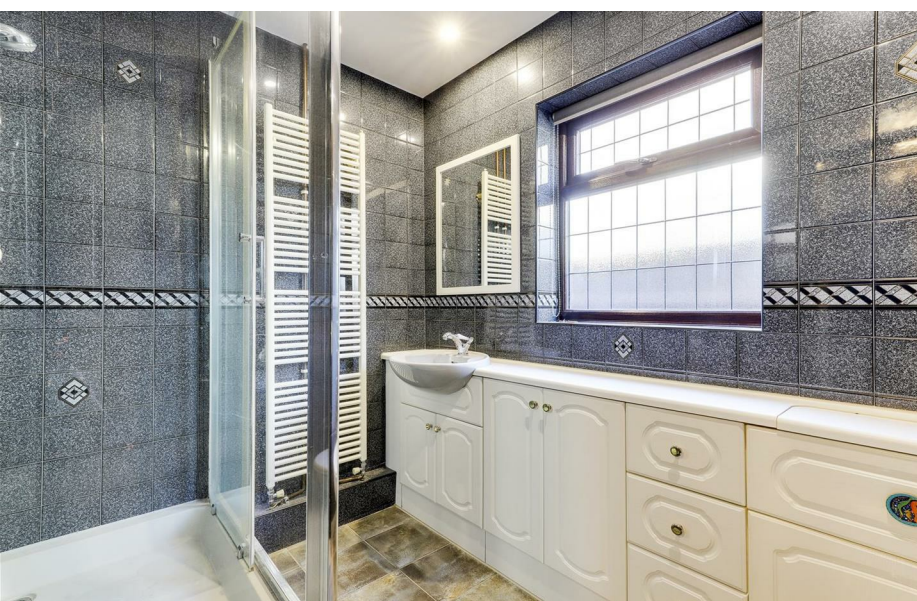


NO UPWARD CHAIN...

Situated in the popular area of Arnold, this well-presented detached bungalow is offered to the market with no upward chain, featuring spacious and versatile accommodation, ideal for a range of buyers. The property benefits from gated off-street parking, a garage, and a low-maintenance garden, all while being conveniently located close to local amenities, shops, and transport links. Internally, the accommodation is arranged entirely on the ground floor and comprises an inviting entrance hall with built-in storage, a spacious living room featuring bespoke fitted shutters, and a multi-use study, perfect for home working or hobby space. The fitted kitchen is equipped with a range of gloss units and integrated appliances, providing ample storage and preparation space. There are three well-proportioned bedrooms, all benefiting from fitted shutters, alongside a modern three-piece shower room suite. Outside, the front of the property features a gated driveway leading to the garage, complemented by a gravelled area and decorative hedging. To the rear is a private, low-maintenance garden with a paved patio seating area, gravelled sections, and mature shrubbery, all enclosed by stone brick boundary walls. This bungalow combines comfort, practicality, and a convenient location, making it an excellent opportunity not to be missed.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Spacious Living Room
- Multi-Use Study
- Fitted Kitchen & Appliances
- Three Piece Shower Room Suite
- Gated Off-Street Parking & Garage
- Low Maintenance Garden
- Convenient Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator, a built-in storage cupboard, coving to the ceiling, UPVC double-glazed obscure windows to the front elevation, and a single composite door leading into the accommodation.

Living Room

15'3" x 11'0" (4.65 x 3.36)

The living room has carpeted flooring, a radiator, coving to the ceiling, and a UPVC double-glazed window with bespoke fitted shutters to the front elevation.

Study

8'9" x 8'5" (2.67 x 2.57)

The study has carpeted flooring, a radiator, coving to the ceiling, and a UPVC double-glazed window with bespoke fitted shutters to the front elevation.

Kitchen

14'9" x 8'4" (4.52 x 2.56)

The kitchen has a range of fitted gloss base and wall units with rolled-edge worktops, a composite sink and a half with a swan neck mixer tap and a drainer, a freestanding double range cooker, a washing machine, an American-style fridge freezer, hardwood flooring, a radiator, recessed spotlights, and a UPVC double-glazed window to the side elevation.

Master Bedroom

11'8" x 10'10" (3.58 x 3.31)

The main bedroom has carpeted flooring, a radiator, coving to the ceiling, and a UPVC double-glazed window with bespoke fitted shutters to the rear elevation.

Bedroom Two

11'8" x 8'5" (3.58 x 2.58)

The second bedroom has carpeted flooring, a radiator, coving to the ceiling, and a UPVC double-glazed window with bespoke fitted shutters to the rear elevation.

Bedroom Three

10'11" x 7'4" (3.33 x 2.26)

The third bedroom has carpeted flooring, a radiator, coving to the ceiling, and a UPVC double-glazed window with bespoke fitted shutters to the side elevation.

Shower Room

7'10" x 6'2" (2.41 x 1.88)

The shower room has a concealed low level flush W/C, a vanity style wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring and walls, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a gated driveway providing off-street parking and access to the garage, a gravelled area with decorative hedges, and boundaries made up of brick walls.

Rear

To the rear of the property is a low maintenance garden with a paved patio seating area, a gravelled area, decorative shrubbery, and stone brick boundaries walls.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

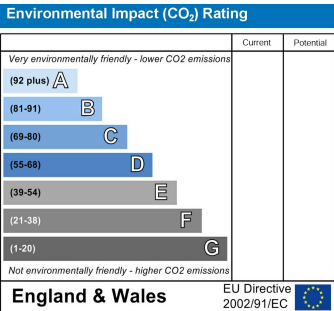
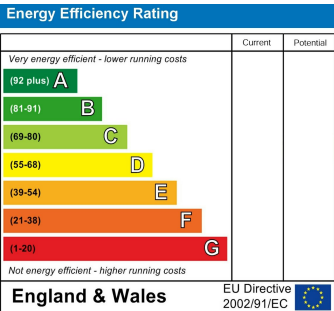
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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This floorplan is for illustrative purposes only.

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