

# HoldenCopley

PREPARE TO BE MOVED

St. Albans Road, Arnold, Nottinghamshire NG5 6GT

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Guide Price £250,000 - £290,000



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GUIDE PRICE £250,000

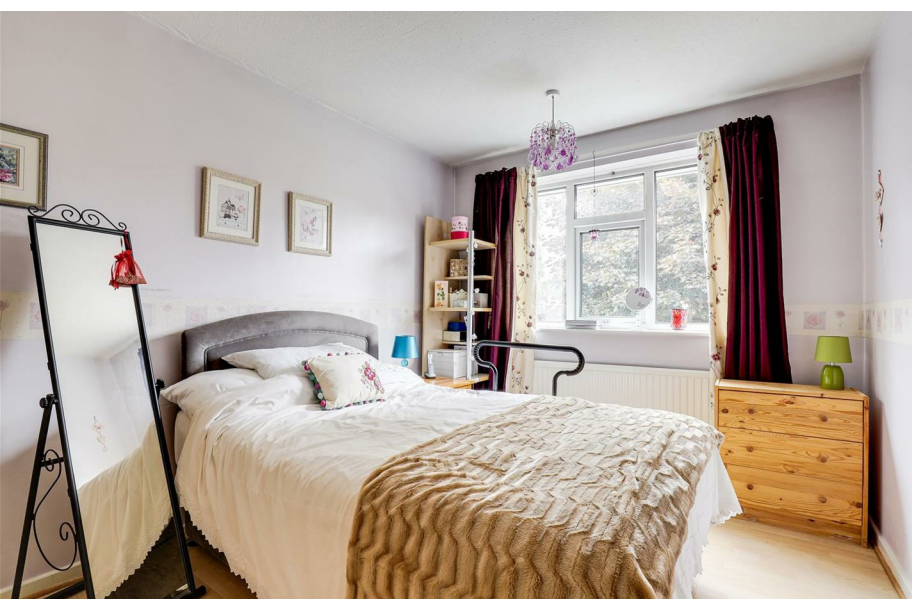
NO UPWARD CHAIN...

Offered to the market with no upward chain, this spacious three bedroom detached house is the perfect purchase for growing families and investors alike. Situated in a popular and convenient area, this location offers close proximity to a range of local amenities such as shops, eateries, parks, and schools. Just a stone's throw away from the A60, offering excellent commuting and transport links. Internally, the ground floor offers an entrance hall leading into a spacious living/dining room with a feature fireplace, a large fitted kitchen with space for a breakfast table, a conservatory, and a study. Upstairs, the house has three bedrooms serviced by a four piece bathroom suite. Externally, the front of the property offers off-street parking for two and a variety of plants and shrubs. To the rear of the property is a private garden with a paved patio seating area, a lawned area, a handy shed, and plenty of greenery throughout - perfect to enjoy the outdoors.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Living/Dining Room With Feature Fireplace
- Large Fitted Kitchen
- Conservatory
- Ground Floor Study
- Four Piece Bathroom Suite
- Off-Street Parking
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Entrance Hall

5'1" x 3'2" (1.55m x 0.97m)

The entrance hall has carpeted flooring, an alarm keypad, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access into the accommodation.

Living/Dining Room

13'9" x 11'3" and 7'6" x 9'1" (4.20m x 3.44m and 2.30m x 2.78m)

The living/dining room has carpeted flooring and stairs, a feature fireplace with a decorative surround and a hearth, an in-built cupboard, two radiators, coving to the ceiling, and two UPVC double-glazed windows to the front and rear elevations.

Kitchen

16'11" x 10'4" (5.18m x 3.15m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel double sink with a mixer tap and a drainer, an integrated gas hob and double oven, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, a wall-mounted combi boiler, vinyl flooring, partially tiled walls, a radiator, space for a dining table, an internal window to the side elevation, a UPVC double-glazed window to the rear elevation, and a single UPVC door leading into the conservatory.

Conservatory

13'9" x 8'3" (4.20m x 2.54m)

The conservatory has vinyl flooring, a polycarbonate roof, UPVC double-glazed windows to the rear and side elevation, and double French doors leading out to the garden.

Study

7'9" x 15'3" (2.37m x 4.66m)

The study has wood-effect flooring, a radiator, and a UPVC double-glazed bow window to the front elevation.

FIRST FLOOR

Landing

9'0" x 3'1" (2.75m x 0.95m)

The landing has carpeted stairs, a radiator, a UPVC double-glazed window to the side elevation, access to the boarded loft with lighting via a drop down ladder, and provides access to the first floor accommodation.

Master Bedroom

8'10" x 12'9" (2.70m x 3.89m)

The main bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Two

8'3" x 8'9" (2.51m x 2.67m)

The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

10'7" x 7'3" (3.24m x 2.22m)

The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bathroom

10'7" x 7'3" (3.24m x 2.21m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with an electric handheld shower fixture, vinyl flooring, partially tiled walls, an in-built storage cupboard, a heated towel rail, and two UPVC double-glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking for two cars, planted and gravelled areas, and boundaries made up of fence panelling and stone walls.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawned area, planted borders, a shed, and fence panelled boundaries.

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 – Some 5G and all 4G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- High risk of Surface water flooding
- Very low risk of Rivers and the sea flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

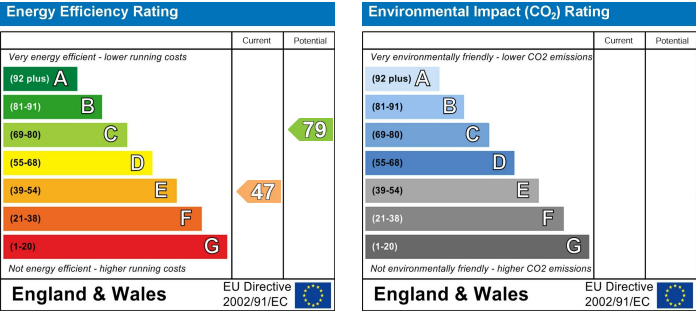
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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