

# HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, Arnold, Nottinghamshire NG5 6LA

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Guide Price £140,000 - £150,000



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LOCATION, LOCATION, LOCATION...

This three bedroom mid terraced house would be the ideal purchase for any family buyers or investors alike as offers an abundance of space spanning across three floors and is presented to a high standard throughout. This property is situated in a sought after location in Arnold Town Centre, hosting a range of shops, eateries, excellent transport links into the City Centre together with various local amenities and excellent schools including The Redhill Academy and many more. To the ground floor is a living room, a dining room and a modern kitchen. To the first floor are two good sized bedrooms serviced by a three piece bathroom suite with the master bedroom to the third floor. Outside to the front of the property is a driveway providing ample off road parking and to the rear is a private enclosed garden.

MUST BE VIEWED







- Mid Terraced House
- Two Bedrooms
- Spacious Living Room
- Dining Room
- Modern Kitchen
- Three Piece Bathroom Suite
- New Boiler
- Private Enclosed Garden
- Driveway
- Must Be Viewed











GROUND FLOOR

Living Room

12\*9" x 12\*5" (3.9 x 3.8)

The living room has carpeted flooring, coving to the ceiling, a TV point, a feature fireplace with a decorative surround, a UPVC double glazed window to the front elevation and provides access into the accommodation

Dining Room

12\*9" x 12\*1" (3.9 x 3.7)

The dining room has carpeted flooring, a wall mounted radiator, coving to the ceiling, a feature fireplace with a decorative surround and a UPVC double glazed window to the rear elevation

Kitchen

6\*2" x 20\*0" (1.9 x 6.1)

The kitchen has vinyl flooring, a wall mounted radiator, coving to the ceiling, a range of fitted wall and base units with rolled edge worktops, tiled splashback, a breakfast bar, an extractor hood, space for an oven, space and plumbing for a washing machine, space for a fridge freezer, recessed spotlights and two UPVC double glazed window to the side and rear elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, a wall mounted radiator and provides access to the first floor accommodation

Master Bedroom

12\*9" x 12\*1" (3.9 x 3.7)

The second bedroom has carpeted flooring, a wall mounted radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bedroom Three

6\*2" x 12\*9" (1.9 x 3.9)

The third bedroom has carpeted flooring, a wall mounted radiator, coving to the ceiling and a UPVC double glazed window to the rear elevation

Bathroom

9\*6" x 5\*10" (2.9 x 1.8)

The bathroom has partially tiled walls, a wall mounted radiator, coving to the ceiling, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall mounted shower

Bedroom Two

12\*9" x 12\*1" (3.9 x 3.7)

The main bedroom has carpeted flooring, a wall mounted radiator, a built-in cupboard, eaves storage and a Velux window

OUTSIDE

Front

To the front of the property is a driveway providing ample off road parking

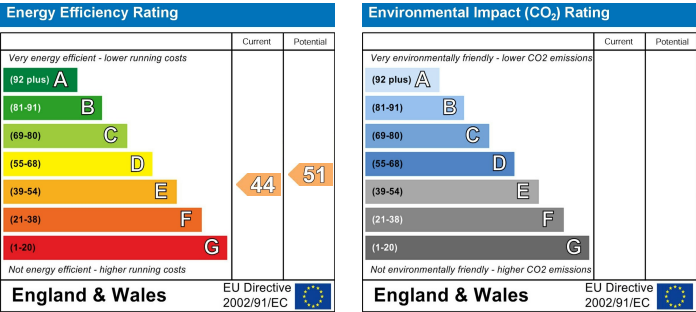
Rear

To the rear of the property is a generous sized garden with a decked seating area, a lawn, a patio area, panelled fencing and a range of plants and shrubs

DISCLAIMER

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.



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GROUND FLOOR



Approx. Gross Internal Area of the Ground floor:  
**461.66 Sq Ft - 42.89 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**952.07 Sq Ft - 88.45 Sq M**

FIRST FLOOR



Approx. Gross Internal Area of the 1st floor:  
**333.04 Sq Ft - 30.94 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**952.07 Sq Ft - 88.45 Sq M**

SECOND FLOOR



Approx. Gross Internal Area of the 2nd floor:  
**157.37 Sq Ft - 14.62 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**952.07 Sq Ft - 88.45 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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