

HoldenCopley

PREPARE TO BE MOVED

Arnold Road, Nottingham, Nottinghamshire NG5 5HB

£185,000

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LOCATION, LOCATION, LOCATION...

Welcome to this end-terraced house, ideally situated for those seeking excellent transport links into Nottingham City Centre and surrounding areas. Nottingham City Hospital is just a short walk away. This property is perfect for a wide range of buyers, boasting convenient access to local shops, schools, and other essential amenities. Upon entering the property, you are greeted by an entrance hall that leads into a spacious living room, perfect for relaxing and entertaining. The fitted kitchen diner, complete with a pantry, provides a wonderful space for family meals and gatherings, and offers access to a utility room and a ground floor W/C. From the kitchen diner, you can also step out into the rear garden. The first floor features three comfortable bedrooms, providing ample space for family or guests, and a modern three-piece bathroom suite. Outside, the front of the property is a neat lawn, a driveway for convenient off-road parking, and gated access to the rear garden. The enclosed south-facing rear garden features a patio area, steps leading down to a lawn, a handy shed, and a well-defined fence panel and hedge boundary. Additionally, the garden offers access to the boiler room, which includes a wall-mounted boiler, extra storage space, and a UPVC door opening out to the garden.

MUST BE VIEWED





- End Terraced House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner & Utility Room
- Three Piece Bathroom Suite & Ground Floor W/C
- Off-Street Parking
- Enclosed Good-Sized South Facing Rear Garden
- Excellent Transport Links
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance

4'10" x 2'9" (1.48m x 0.86m)

The entrance hall has carpeted flooring, a radiator, a security alarm keypad, and a composite door providing access into the accommodation.

Living Room

14'7" x 11'0" (max) (4.47m x 3.37m (max))

The living room had a UPVC double glazed window to the front elevation, a radiator, a feature fireplace, a TV point, and carpeted flooring.

Kitchen/Diner

11'6" x 8'5" (max) (3.51m x 2.59m (max))

The kitchen diner has a range of fitted base and wall units with worktops, a stainless sink with a mixer tap and drainer, integrated oven, gas ring hob and extractor fan, space for a fridge freezer, space for a dining table, recessed spotlights, a radiator, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, a UPVC door opening out to the rear garden, and access into the pantry.

Pantry

6'5" x 2'9" (1.97m x 0.84m)

The pantry has a UPVC double glazed obscure window to the side elevation, lighting, and ample storage.

Utility

4'4" x 2'10" (1.34m x 0.87m)

The utility room has a wood unit and worktop, space and plumbing for a washing machine, and tiled flooring.

W/C

4'0" x 2'10" (1.24m x 0.87m)

This space has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, and tiled flooring.

FIRST FLOOR

Landing

8'0" x 5'6" (max) (2.44m x 1.69m (max))

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the boarded loft with lighting, and access to the first floor accommodation.

Bedroom One

10'7" x 9'9" (max) (3.25m x 2.99m (max))

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

Bedroom Two

9'10" x 9'7" (max) (3.01m x 2.93m (max))

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

Bedroom Three

8'0" x 6'9" (2.44m x 2.08m)

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

Bathroom

6'11" x 6'5" (max) (2.11m x 1.97m (max))

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, an extractor fan, an in-built cupboard, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, a driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed rear garden with a patio, steps down to a lawn, a shed, fence panelled, hedge boundary, and access into the boiler room.

Boiler room

5'6" x 2'7" (max) (1.69m x 0.81m (max))

This space has a wall-mounted boiler, storage, and a UPVC door opening out to the rear garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

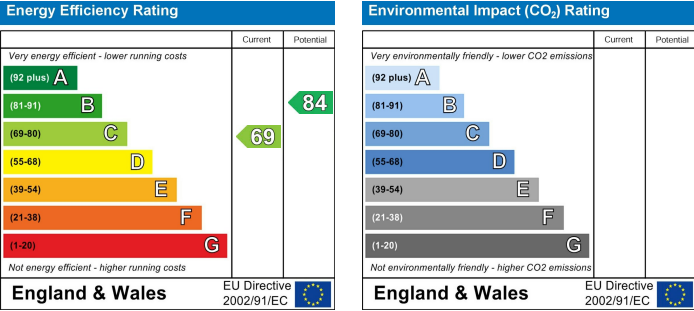
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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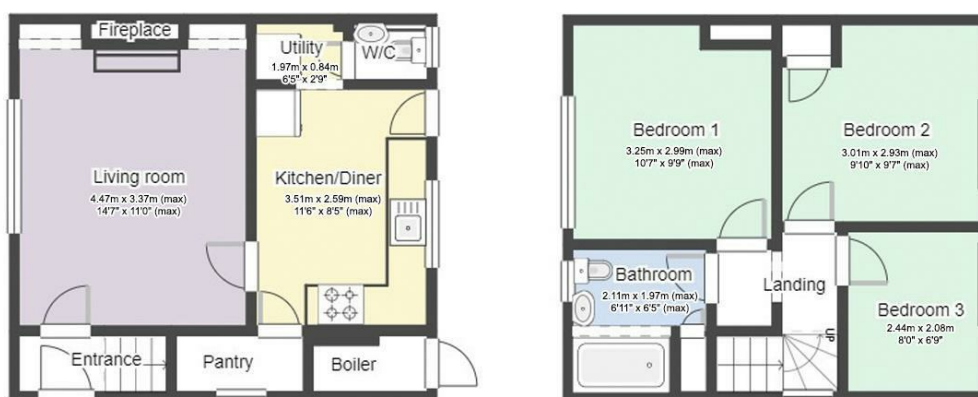
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Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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