

HoldenCopley

PREPARE TO BE MOVED

St. Albans Road, Arnold, Nottinghamshire NG5 6JH

Guide Price £170,000 - £190,000

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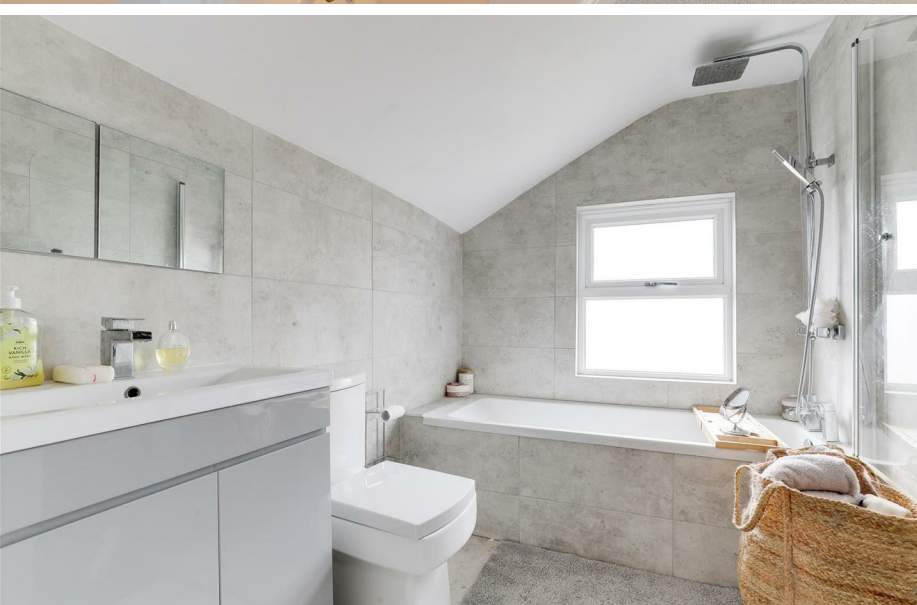
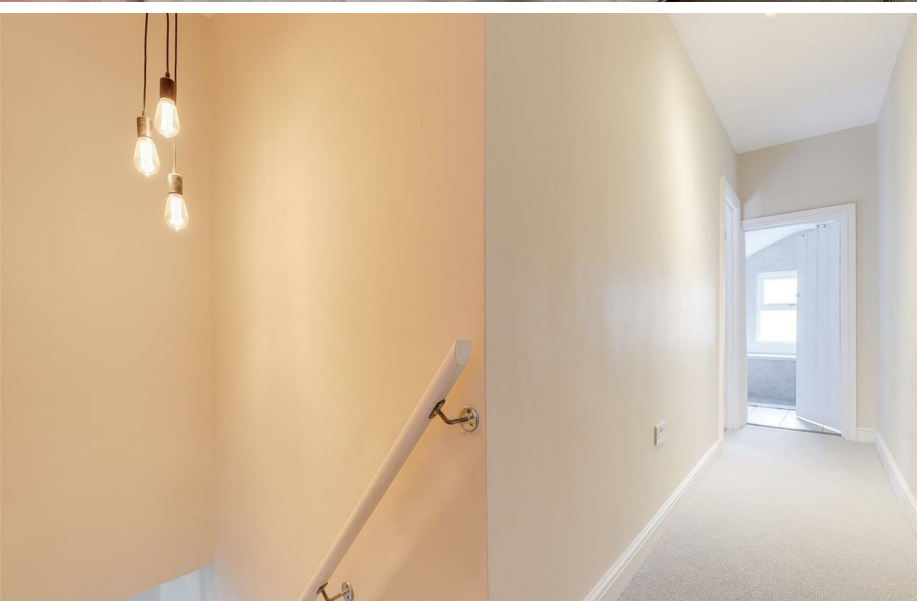
GUIDE PRICE £170,000 - £180,000

LOCATION, LOCATION, LOCATION...

Located in a vibrant neighbourhood mere minute from Arnold High Street, this charming mid-terraced house presents an enticing opportunity for a diverse array of buyers. Boasting a harmonious balance of space and style, this residence is meticulously maintained and poised for immediate occupancy. The ground floor welcomes you with an inviting living room seamlessly flowing into a dining area, which in turn leads to the well-appointed kitchen, offering a hub for culinary creativity. Ascend to the first floor to discover two generously proportioned double bedrooms, serviced by a contemporary three-piece bathroom suite, promising comfort and convenience. Outside, the rear of the property unveils an enclosed garden, complemented by the convenience of two designated parking spaces. With its prime location and modern amenities.

MUST BE VIEWED





- Mid-Terraced House
- Two Bedrooms
- Living Room
- Modern fitted kitchen Diner
- Modern Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

12'0" x 11'9" (3.66 x 3.59)

The living room has a UPVC double glazed window to the front elevation, a TV point, a feature fireplace with a decorative surround, wood-effect flooring, and a single composite door providing access into the accommodation

Kitchen Diner

11'9" x 11'8" (3.60 x 3.56)

The kitchen diner has a UPVC double glazed window to the rear elevation, an in-built cupboard, a radiator, wood-effect flooring, and open access into the rear of the kitchen.

Kitchen

7'7" x 6'0" (2.32 x 1.83)

The kitchen has a range of modern fitted base and wall units wood worktops, a Belfast sink with a swan neck mixer tap, an integrated oven, ceramic hob and extractor fan, wood-effect flooring, recessed spotlights, a UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, and access into the first floor accommodation.

Master Room

12'0" x 11'9" (3.66 x 3.60)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, two double fitted in-built cupboards, and carpeted flooring.

Bedroom Two

11'9" x 8'2" (3.60 x 2.51)

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

Bathroom

5'11" x 5'4" (1.81 x 1.65)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture with a rainfall shower head and a handheld shower head and shower screen, a heated towel rail, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a low maintenance garden along with on-street parking

Rear

To the rear of the property is a low maintenance seating area, a lawn, a range of plants and shrubs, fence panelling and brick boundaries

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 1800Mbps and upload speed 220Mbps

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

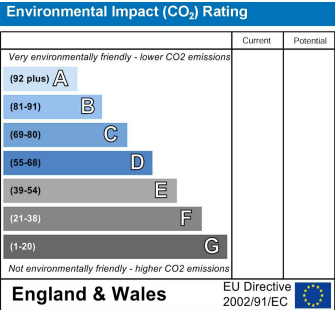
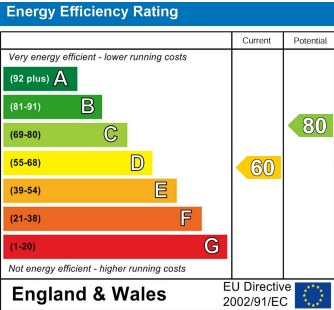
Council Tax Band Rating - Gedling Borough Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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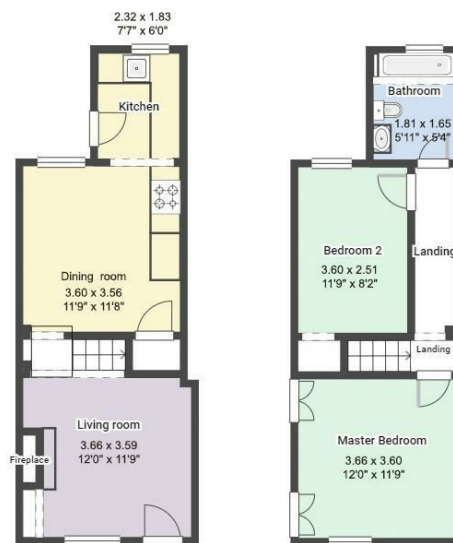
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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