

# HoldenCopley

PREPARE TO BE MOVED

Arnside Road, Bestwood, Nottinghamshire NG5 5HH

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Guide Price £180,000 - £185,000



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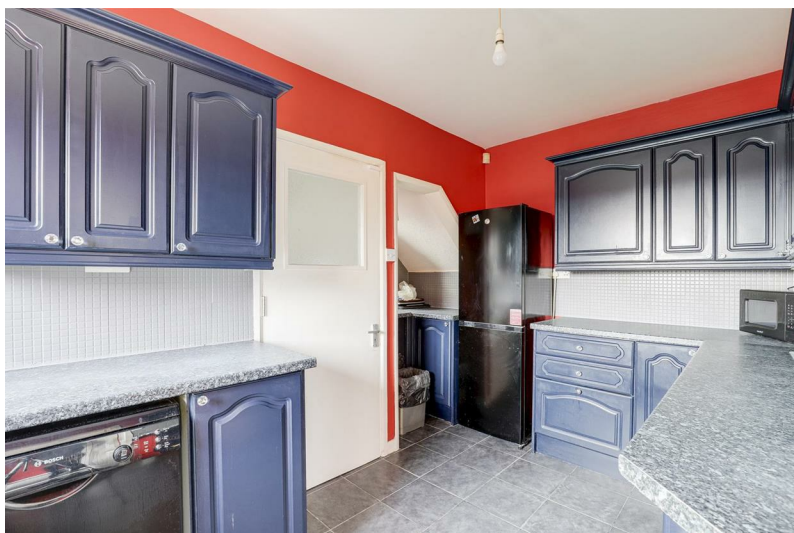


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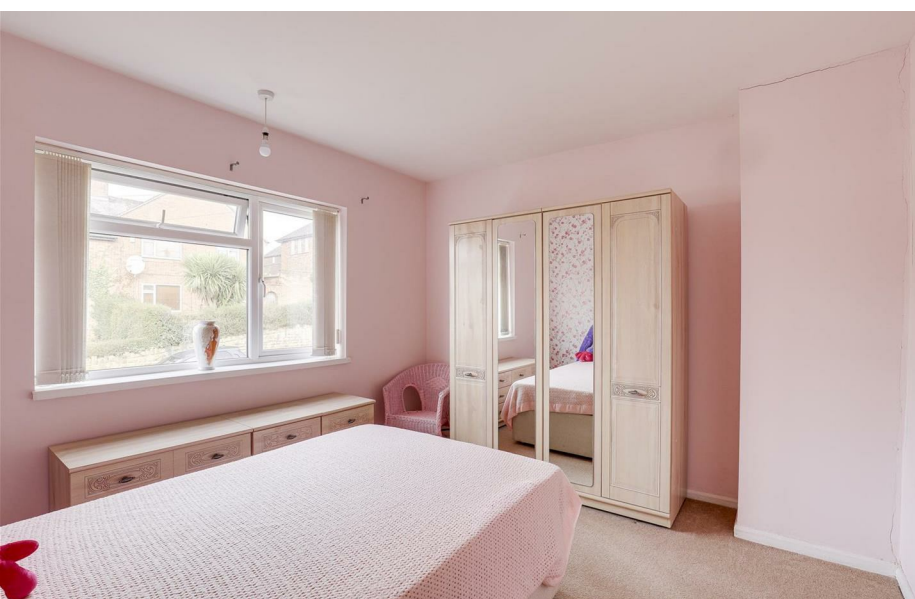
NO UPWARD CHAIN...

Situated in a popular location just moments from the City Hospital, this three-bedroom semi-detached house presents a fantastic opportunity for first-time buyers or investors alike. Offering generous space and plenty of potential throughout, the property features a well-proportioned ground floor, including an entrance hall, a spacious living room perfect for relaxation, and a fitted kitchen equipped with appliances. A convenient WC and access to a lean-to leading into two useful outhouses add to the practicality of the home. Upstairs, three well-sized bedrooms are complemented by a three-piece bathroom suite. Externally, the property benefits from a gated driveway to the front, while the enclosed rear garden provides a low-maintenance outdoor space ideal for enjoying warmer months. With excellent transport links, local amenities, and highly regarded schools nearby, this home is perfectly positioned for those seeking convenience and potential in equal measure.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen With Appliances
- Ground Floor WC
- Ample Storage Space
- Three-Piece Bathroom Suite
- Low Maintenance Garden
- Gated Driveway
- Popular Location











GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a fitted base cupboard, a wall-mounted security alarm panel, a wall-mounted gas fire, a UPVC double-glazed obscure window to the side elevation, and a single UPVC door providing access into the accommodation.

Living Room

19'4" x 11'7" (5.90m x 3.55m)

The living room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, coving to the ceiling, a TV point, a feature fireplace with a decorative surround, and double French doors opening out to the rear garden.

Kitchen

12'11" x 7'5" (3.95m x 2.27m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, a freestanding cooker, washing machine, and fridge freezer, tiled splashback, tiled flooring, an extractor fan, and a UPVC double-glazed window to the rear elevation.

Hall

The inner hall has tiled flooring, and a single wooden door with a glass insert leading out to the outhouses and lean-to.

WC

This space has a low level flush WC, tiled flooring, and a window to the side elevation.

Out House / Lean-To

The lean-to has a polycarbonate roof and windows with a wooden frame, grab handles, access into both of the outhouses, and a single wooden door either end leading out to the front and rear gardens.

Out House

7'1" x 2'4" (2.18m x 0.72m)

This outhouse has a single-glazed window and power points.

Out House

6'9" x 6'7" (2.07m x 2.02m)

FIRST FLOOR

Landing

The landing has two UPVC double-glazed windows to the side elevation, carpeted flooring, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

11'8" x 10'5" (3.57m x 3.19m)

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

Bedroom Two

11'9" x 8'3" (3.59m x 2.53m)

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

Bedroom Three

7'10" x 7'6" (2.39m x 2.30m)

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, an in-built cupboard, and a wall-mounted gas fire.

Bathroom

6'11" x 5'4" (2.13m x 1.65m)

The bathroom has a concealed dual flush WC with a sunken wash basin and fitted storage, a walk-in shower enclosure with a mains-fed shower, grab handles and a fitted fold-up chair, waterproof splashback and partially tiled walls, vinyl flooring, an extractor fan, and two UPVC double-glazed obscure windows to the side and rear elevation.

OUTSIDE

Front

To the front of the property is a gated driveway and entry to the side lean-to.

Rear

To the rear of the property is a low maintenance garden with a concrete seating area, gravelled areas, various plants, courtesy lighting, an outdoor tap, fence panelling, and hedged borders.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media, CityFibre
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – No Gas Central Heating Or Boiler
- Septic Tank –No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very Low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues –No

DISCLAIMER

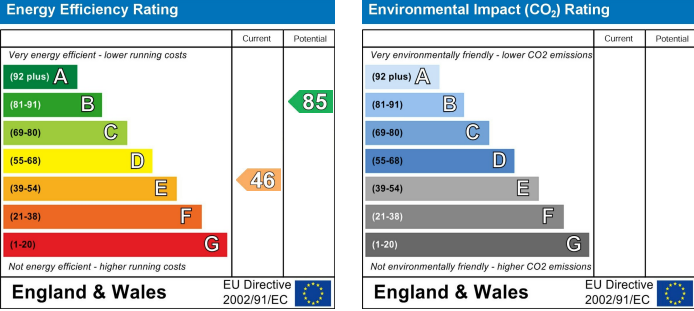
Council Tax Band Rating - Nottingham City Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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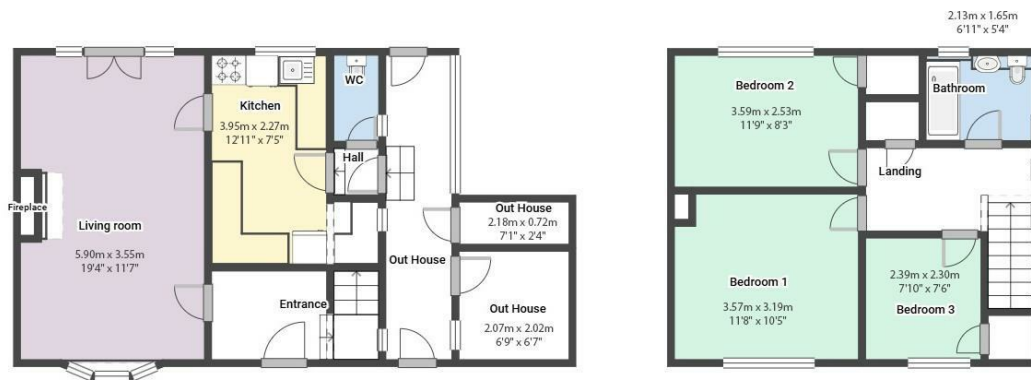
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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