

HoldenCopley

PREPARE TO BE MOVED

Burford Street, Arnold, Nottinghamshire NG5 7DH

£270,000

Burford Street, Arnold, Nottinghamshire NG5 7DH



WELL-PRESENTED THREE-STOREY HOUSE...

This well-presented end-terrace three-storey house offers spacious and versatile accommodation throughout and is perfectly suited to a range of buyers looking to move straight in. Occupying a popular and convenient location, the property is ideally positioned close to a variety of local shops, great schools and superb transport links. To the ground floor, the accommodation comprises a modern fitted kitchen-diner, a spacious reception room featuring double French doors opening out onto the garden, and a convenient WC. The first floor hosts two well-proportioned double bedrooms, one of which benefits from triple fitted wardrobes, along with a contemporary four-piece family bathroom suite. The second floor is dedicated to an impressive master suite, complete with a dressing room and a private en-suite shower room. Outside, the property offers on-street parking and a private, low-maintenance paved garden.

MUST BE VIEWED





- End-Terrace House
- Three Double Bedrooms
- Modern Fitted Kitchen-Diner
- Spacious Reception Room
- Ground Floor W/C
- Four Piece Bathroom Suite & En-Suite
- Private Low Maintenance Rear Garden
- Popular Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Kitchen-Diner

13'1" x 11'0" (4.00m x 3.37m)

The kitchen-diner has a range of fitted gloss base and wall units with worktops, an integrated oven and dishwasher, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, space for a dining table, laminate flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the front elevation and a single composite door providing access into the accommodation.

Hallway

13'1" x 6'8" (4.00m x 2.05m)

The hallway has carpeted flooring and stairs, a radiator and a built-in cupboard.

W/C

5'2" x 2'3" (1.60m x 0.70m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, laminate flooring, an extractor fan and a recessed spotlight.

Living Room

15'2" x 13'1" (4.64m x 4.00m)

The living room has a UPVC full length window to the rear elevation, carpeted flooring, a radiator, a panelled feature wall and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

6'1" x 3'6" (2.11m x 1.09m)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring and provides access to the first floor accommodation.

Bedroom Two

13'1" x 10'9" (4.00m x 3.29m)

The second bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator and a panelled feature wall.

Bedroom Three

13'1" x 9'5" (4.00m x 2.89m)

The third bedroom has UPVC double-glazed windows to the rear elevation, carpeted flooring, a radiator and three built-in floor to ceiling wardrobes.

Bathroom

8'6" x 5'6" (2.61m x 1.70m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath, a fitted shower enclosure with a mains-fed shower, laminate flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights and an extractor fan.

SECOND FLOOR

Landing

14'4" x 3'3" (4.38m x 1.01m)

The landing has a skylight window, carpeted flooring and provides access to the second floor accommodation.

Master Bedroom

14'4" x 9'4" (4.38m x 2.87m)

The main bedroom has a skylight window, carpeted flooring, a radiator and access into the dressing room and en-suite.

Dressing Room

8'2" x 5'8" (2.49m x 1.75m)

The dressing room has carpeted flooring and lighting.

En-Suite

6'6" x 6'5" (2.00m x 1.98m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, laminate flooring, partially tiled walls, a radiator, a built-in cupboard, recessed spotlights, an extractor fan and a skylight window.

OUTSIDE

Outside there is on street parking availability and a private paved garden with courtesy lighting, a single wooden gate and fence-panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps
Phone Signal – All 4G & 5G, some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years +
Very low chance of flooding
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

The registered title is listed as a possessory title, it suggests that the current owner is not able to provide complete evidence of legal ownership. This could be due to various reasons, such as incomplete documentation or unresolved legal issues. To ensure a smooth and secure purchase, it is advisable for potential buyers to consult with a solicitor and a mortgage adviser. Solicitors can review the legal aspects of the property, assess any risks associated with a possessory title, and provide guidance on the appropriate steps to take. Mortgage advisers can help determine the feasibility of obtaining financing for the purchase, taking into account any potential issues related to the property's title. We recommend seeking professional advice, so you can make an informed decisions and better understand the potential risks involved before committing to the purchase.

Council Tax Band Rating - Gedling Borough Council - Band B

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

HoldenCopley
PREPARE TO BE MOVED



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.