

# HoldenCopley

PREPARE TO BE MOVED

Elm Grove, Arnold, Nottinghamshire NG5 8BN

---

Guide Price £190,000

Elm Grove, Arnold, Nottinghamshire NG5 8BN



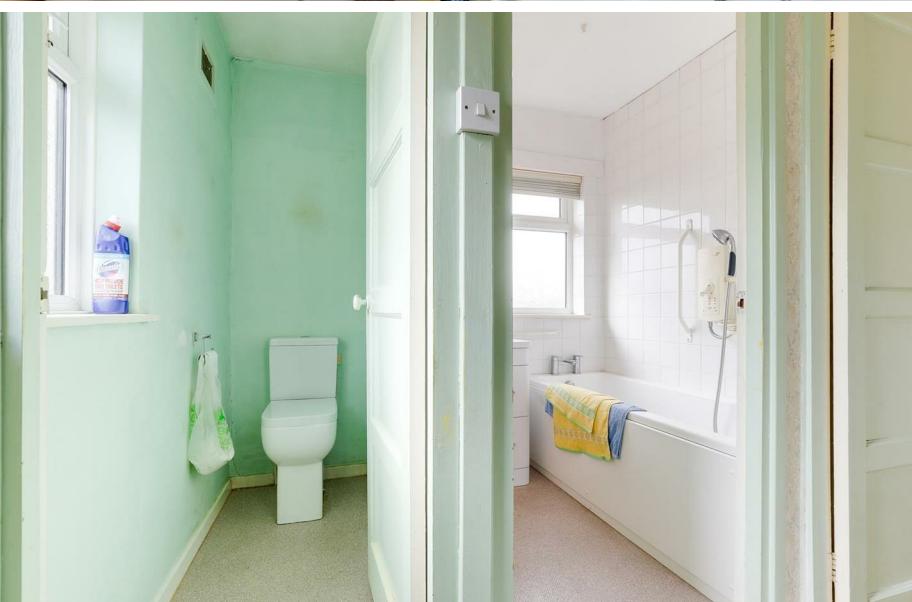
GUIDE PRICE £190,000 - £200,000

NO UPWARD CHAIN...

Welcome to this three-bedroom semi-detached house, a fantastic opportunity for those seeking a project to make their own mark. Situated in a sought-after location and offered with no upward chain, this property boasts ample potential. Upon entering, you're greeted by an inviting entrance hall leading to a generously proportioned lounge/diner, perfect for family gatherings or entertaining guests. The adjacent kitchen and utility room provide functional spaces with the opportunity for customisation to suit your lifestyle. Upstairs, you'll find three well-proportioned bedrooms, a two-piece bathroom suite and a separate W/C, offering convenience and practicality. Outside, a driveway provides off-road parking, while the private enclosed garden offers a tranquil retreat. Situated in Arnold, this home benefits from a prime location with easy access to a range of local amenities, including shops, restaurants and schools. The area also offers excellent transportation links, connecting you to nearby towns and cities, making commuting a breeze. With some renovation and personalisation, this property could become your dream home. Don't miss out on this rare opportunity to create your perfect living space.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Lounge/Diner
- Kitchen
- Utility Room
- Two-Piece Bathroom Suite With A Separate W/C
- Driveway
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

7'6" x 3'1" (2.31 x 0.94)

The entrance hall has carpeted flooring, a radiator, a UPVC double glazed window to the side elevation and a single UPVC door providing access into the accommodation

### Lounge/Diner

20'5" x 12'8" (6.23 x 3.87)

The lounge/diner has carpeted flooring, two radiators, coving to the ceiling, a window to the front elevation and a window to the rear elevation.

### Kitchen

9'4" x 9'2" (2.87 x 2.80)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated double oven, an integrated gas hob, an extractor hood, space for a fridge freezer and a washing machine, tiled splashback, tiled flooring, recessed spotlights and a window to the rear elevation

### Hallway

5'6" x 3'2" (1.68 x 0.99)

The hallway has tiled flooring, an in-built storage cupboard - which houses the water tank, and a single UPVC door providing access to the rear garden

### Utility Room

7'6" x 4'4" (2.31 x 1.33)

The utility room has tiled flooring and provides ample storage space

## FIRST FLOOR

### Landing

7'2" x 6'0" (2.19 x 1.84)

The landing has carpeted flooring, an in-built storage cupboard, an obscure window to the side elevation and provides access to the loft and first floor accommodation

### Master Bedroom

14'5" x 11'5" (4.40 x 3.48)

The master bedroom has carpeted flooring, a radiator and a window to the front elevation

### Bedroom Two

14'4" x 8'9" (4.39 x 2.68)

The second bedroom has carpeted flooring, a radiator and a window to the rear elevation

### Bedroom Three

10'0" x 6'9" (3.05 x 2.07)

The third bedroom has carpeted flooring, an in-built storage cupboard, a radiator and a window to the front elevation

### Bathroom

5'10" x 5'5" (1.78 x 1.66)

The bathroom has a wall-mounted wash basin with drawer units and a stainless steel mixer tap, a panelled bath with an electric shower fixture, a radiator, partially tiled walls and an obscure window to the rear elevation

### W/C

5'10" x 2'7" (1.78 x 0.80)

This space has a low-level dual flush W/C and an obscure window to the side elevation

## OUTSIDE

### Front

To the front of the property there is gated access to the driveway, a range of plants and shrubs and access to the rear garden

### Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a lawn, a range of plants and shrubs and panelled fencing

## ADDITIONAL INFORMATION

The property is connected to the mains water supply. Water Rates: £13. The property is connected to the mains gas supply. Gas £70.44 - per month. The property is connected to the mains electricity supply. £30 - per month. The property does not have a septic tank. The property isn't in a high-risk flood area. The property has not flooded in the past 5 years.

## DISCLAIMER

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:

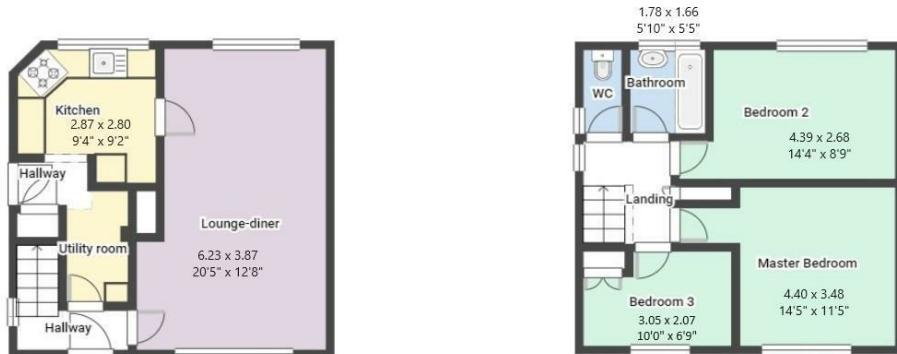
Property Tenure is Freehold

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



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.  
© HoldenCopley

**0115 8969 800**  
26 High Street, Arnold, Nottinghamshire, NG5 7DZ  
[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)  
[www.holdencopley.co.uk](http://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.