

# HoldenCopley

PREPARE TO BE MOVED

Coppice Gate, Arnold, Nottinghamshire NG5 7GH

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£180,000



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## GREAT FIRST TIME BUY...

This two-bedroom semi-detached house is an ideal choice for first-time buyers or small families. Situated in a highly sought-after location within walking distance of Arnold town centre, the property benefits from excellent transport links and falls within a desirable school catchment area. Upon entering, you're welcomed by an entrance hall leading into a fitted kitchen and a generously sized reception room with sliding patio doors opening directly onto the rear garden, allowing for plenty of natural light. Upstairs, the first floor comprises two well-proportioned double bedrooms and a three-piece bathroom suite. Externally, the property boasts impressive kerb appeal with a large driveway to the front, offering off-street parking for up to four vehicles. To the rear, you'll find a private, south-facing garden featuring a patio area, a lawn, and a garden shed. This home combines comfort, convenience, and location.

MUST BE VIEWED!







- Semi-Detached House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- New Double-Glazed Argon Filled Windows & New Boiler
- South-Facing Rear Garden
- Large Driveway
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

5'6" x 3'6" (1.70 x 1.09)

The entrance hall has wood-effect flooring, a wall-mounted alarm panel, a radiator, and a single composite door providing access into the accommodation.

Kitchen

7'11" x 7'7" (2.43 x 2.32)

The kitchen has fitted wall and base units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, a gas hob, an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, partially tiled walls, vinyl flooring, and a UPVC double-glazed argon filled window to the front elevation.

Living Room

18'6" x 11'10" (5.65 x 3.63)

The living room has wood-effect flooring and carpeted stairs, two radiators, a TV point, and a sliding patio door opening out on to the rear garden.

FIRST FLOOR

Landing

7'10" x 5'9" (2.39 x 1.77)

The landing has carpeted flooring, and provides access to the first floor accommodation. Additionally, there is access to a boarded loft via a pull-down ladder.

Master

11'10" x 10'4" (3.63 x 3.16)

The main bedroom has carpeted flooring, a radiator, and a UPVC double-glazed argon filled window to the rear elevation.

Bedroom Two

11'10" x 7'10" (3.63 x 2.41)

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

Bathroom

6'3" x 5'9" (1.93 x 1.76)

The bathroom has a concealed dual flush W/C, a vanity storage unit with a wash basin and mixer tap, a panelled bath with an overhead rainfall shower head, an extractor fan, a radiator, and a UPVC double-glazed argon filled obscure window to the side elevation.

OUTSIDE

Front

To the front on the property is a large driveway.

Rear

To the rear is a south-facing enclosed garden with a patio area, a lawn, a shed, external lighting, various bushes and shrubs, and fenced panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Good 4G/5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply

- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues –

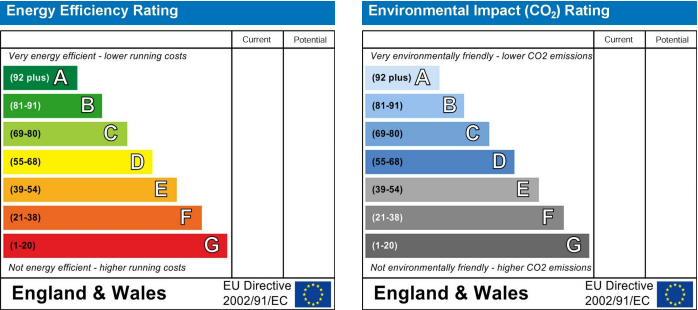
DISCLAIMER

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.

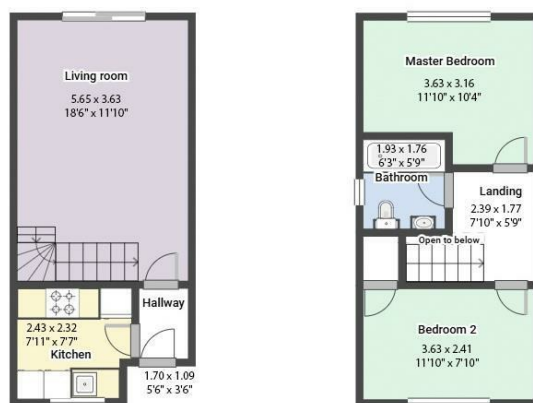
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.





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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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