

HoldenCopley

PREPARE TO BE MOVED

Shandwick Close, Arnold, Nottinghamshire NG5 8AZ

Guide Price £190,000

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GUIDE PRICE £190,000 - £210,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this end-terrace two-bedroom house is ideal for a range of buyers, from first time buyers looking to get onto the property ladder, to investors looking for their next opportunity to add to their portfolio. Situated in the popular and convenient area of Arnold, this home is well-connected, with an array of fantastic transport links, and is within close proximity to a range of local amenities such as shops, parks, schools, and eateries. Internally, the ground floor of the property features a cosy living room with a feature fireplace, a well-appointed kitchen with space for a dining table and sliding patio doors leading out to the rear garden. Upstairs, the first floor is home to the master bedroom with a built-in storage cupboard and a built-in mirrored sliding door wardrobe, a second bedroom, serviced by a three piece bathroom suite. Externally, the front of the home benefits from off-street parking, meanwhile the rear offers a private enclosed garden with a paved patio, a lawn, and a brick wall divider.

MUST BE VIEWED





- End-Terrace House
- Two Bedrooms
- Living Room With Feature Fireplace
- Fitted Kitchen & Space For Dining
- Three Piece Bathroom Suite
- Private Enclosed Garden
- Off-Street Parking
- Convenient Location
- Ideal For First Time Buyers
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'11" x 3'5" (1.20m x 1.05m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a single door providing access into the accommodation.

Living Room

11'1" x 13'10" (3.40m x 4.24m)

The living room has wood-effect flooring, a feature fireplace with a decorative surround and a hearth, a radiator, understairs storage, a TV-point, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Kitchen

8'0" x 14'6" (2.45m x 4.44m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven and gas hob with a stainless steel extractor fan, an integrated fridge freezer, space and plumbing for a washing machine, a wall-mounted combi boiler, tiled flooring, partially tiled walls, a UPVC double-glazed window to the rear elevation, and a sliding patio door leading out to the rear garden.

FIRST FLOOR

Landing

2'10" x 6'5" (0.87m x 1.96m)

The landing has carpeted flooring, a radiator, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

11'4" x 12'8" (3.46m x 3.87m)

The main bedroom has carpeted flooring, a radiator, a built-in storage cupboard, a built-in mirrored sliding door wardrobe, and a UPVC double-glazed window to the front elevation.

Bedroom Two

9'4" x 7'8" (2.87m x 2.36m)

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

Bathroom

6'2" x 6'4" (1.88m x 1.95m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking.

Rear

To the rear of the property is a private enclosed rear garden with a paved patio seating area, a lawn, a brick wall divider and steps, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

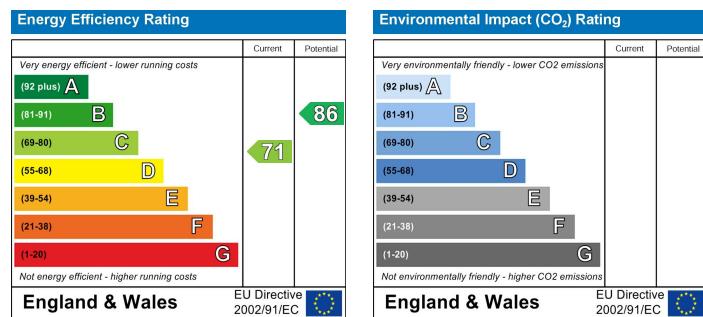
The vendor has advised the following:

Property Tenure is freehold.

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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.

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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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