

HoldenCopley

PREPARE TO BE MOVED

Maythorne Close, Arnold, Nottinghamshire NG5 7LP

Guide Price £250,000

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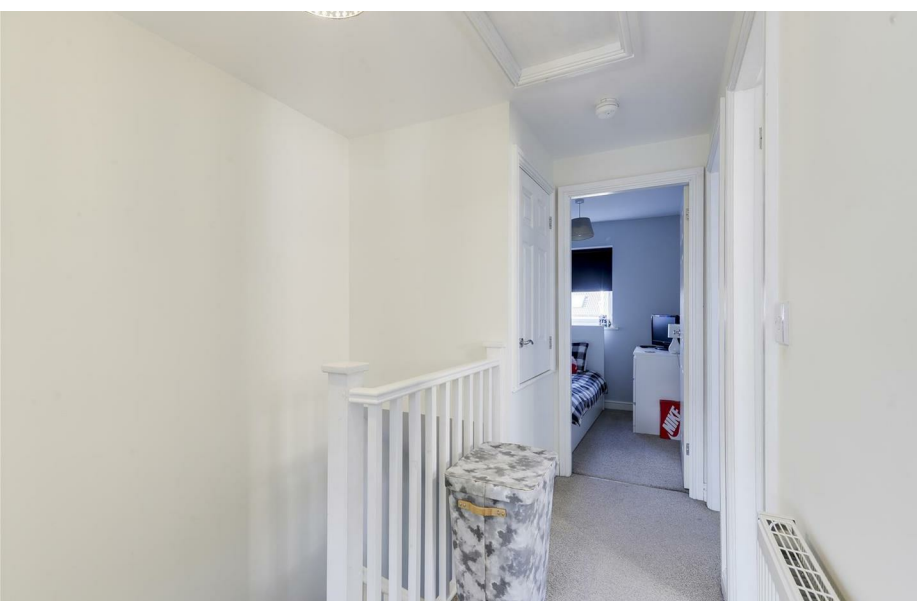
GUIDE PRICE £250,000 - £270,000

SEMI DETACHED HOUSE...

This well presented three-bedroom semi-detached house offers spacious and stylish accommodation, making it an ideal choice for first-time buyers or families. Situated in a highly sought-after location, the property benefits from close proximity to a range of local amenities, including shops, eateries, and highly regarded schools such as Arnold Hill Academy. Excellent transport links provide easy access to Nottingham City Centre, making commuting convenient. Upon entering the property, a welcoming entrance hall leads to a convenient downstairs W/C, perfect for guests. The spacious living room is filled with natural light, creating a warm and inviting atmosphere for relaxation. The modern fitted kitchen and dining area offer a sleek and contemporary space, complete with high-quality fixtures and fittings. The first floor boasts three bedrooms, each thoughtfully designed to maximize comfort and practicality. The rooms are serviced by a stylish three-piece family bathroom suite, featuring modern fixtures and fittings. Externally, the property is equally impressive. To the front, a block-paved driveway provides ample off-road parking alongside a single garage for additional storage or vehicle space. The rear of the property features a private enclosed garden, offering a peaceful and secure outdoor space perfect for families or those who enjoy spending time outside.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/Diner
- Ground Floor W/C
- Three Piece Bathroom Suite
- Solar Panels
- Driveway & Garage
- Private Enclosed Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'1" x 4'3" (1.57 x 1.31)

The entrance hall has carpeted flooring, a wall mounted radiator and a composite door providing access into the accommodation

W/C

6'7" x 3'3" (2.02 x 1.00)

This space has laminate flooring, a wall mounted radiator, a low level flush W/C, a pedestal wash basin, an extractor fan and a UPVC double glazed obscure window to the front elevation

Living Room

16'9" x 14'6" (5.13 x 4.44)

The living room has laminate flooring, a wall mounted radiator, carpeted stairs, an under stairs cupboard, a TV point and a UPVC double glazed window to the front elevation

Kitchen/Diner

14'5" x 10'10" (4.41 x 3.31)

The kitchen/diner has laminate flooring, a wall mounted radiator, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink and a half with mixer taps and a drainer, partially tiled walls, an integrated oven with an induction hob and extractor hood, an integrated dishwasher, an integrated fridge freezer, space and plumbing for a washing machine, space for a dining table, a UPVC double glazed window and UPVC double glazed French doors to the rear garden

FIRST FLOOR

Landing

9'8" x 3'3" (2.97 x 1.00)

The landing has carpeted flooring, a wall mounted radiator, a built-in cupboard, a loft hatch and provides access to the first floor accommodation

Master Bedroom

14'5" x 9'1" (4.40 x 2.77)

The main bedroom has carpeted flooring, a wall-mounted radiator and two UPVC double glazed windows to the rear garden

Bedroom Two

10'7" x 7'6" (3.24 x 2.31)

The second bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation

Bedroom Three

7'2" x 6'6" (2.19 x 1.99)

The third bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation

Bathroom

7'6" x 5'10" (2.30 x 1.80)

The bathroom has tiled flooring, a chrome heated towel rail, a low level flush W/C, a wall-mounted wash basin, an electric shaving point, a 'P' shaped panelled bath with a wall mounted rainfall and handheld shower fixture, partially tiled walls, an extractor fan and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a lawned garden, a block paved driveway, and access into the garage.

Rear

To the rear of the property is a private enclosed garden with a patio area, courtesy lighting, a lawn and panelled fencing

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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.

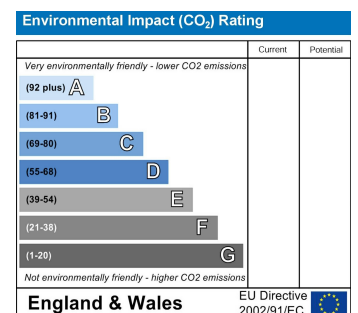
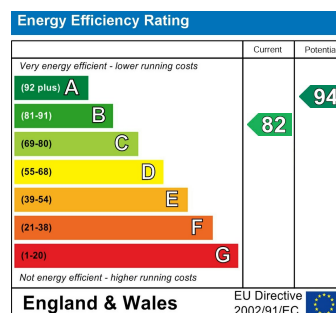
The vendor has advised the following:

Property Tenure is Freehold

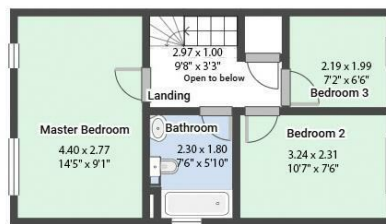
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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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