

# HoldenCopley

PREPARE TO BE MOVED

Stiles Road, Arnold, Nottinghamshire NG5 6RE

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Asking Price £260,000 - £260,000

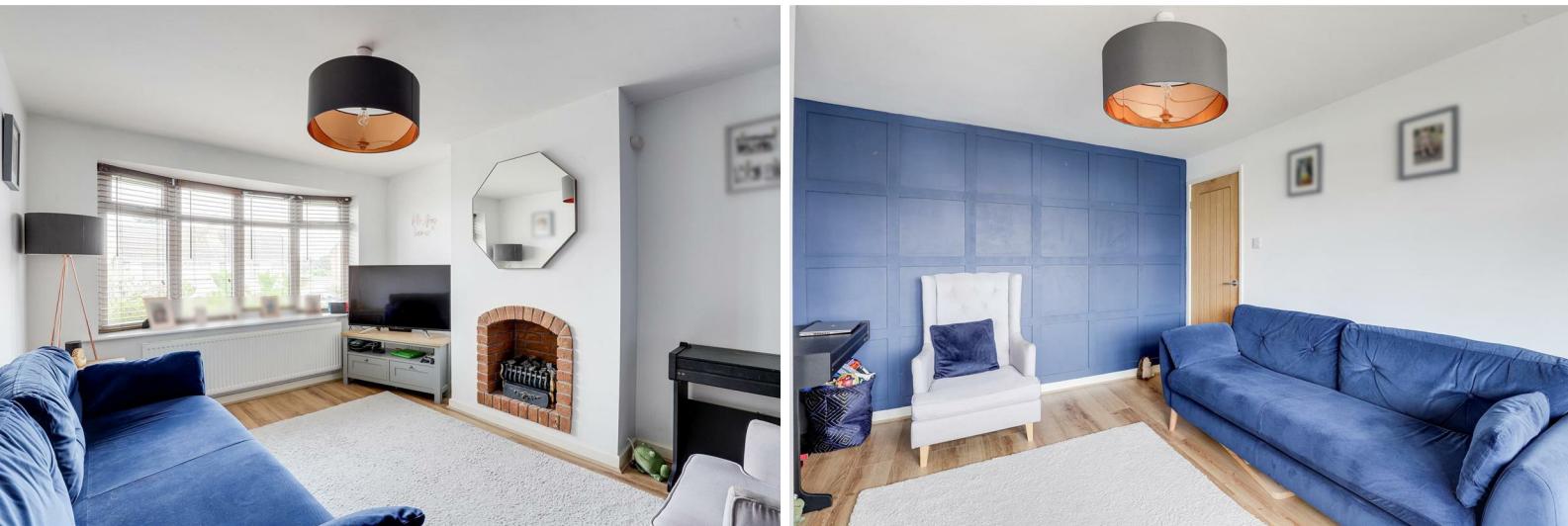
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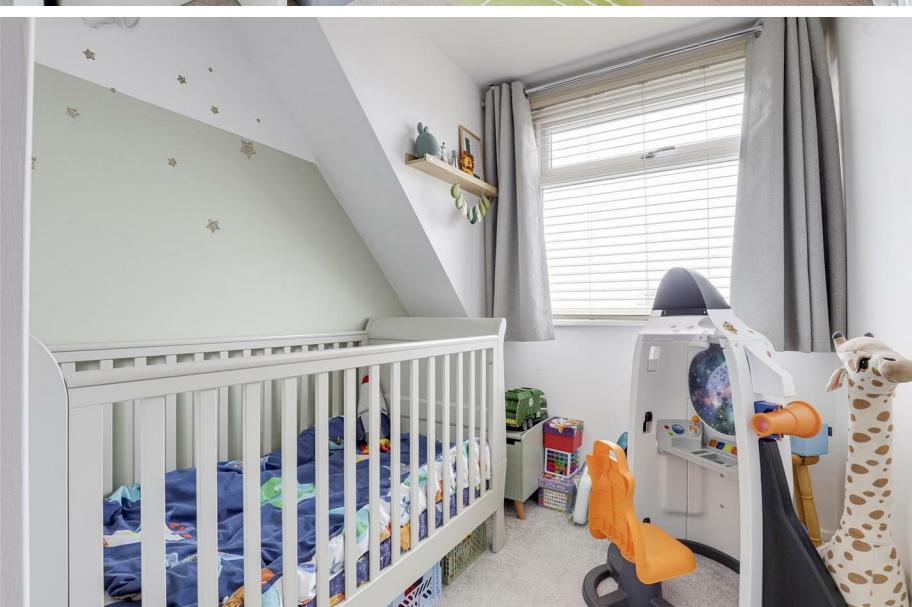


## LOCATION LOCATION LOCATION...

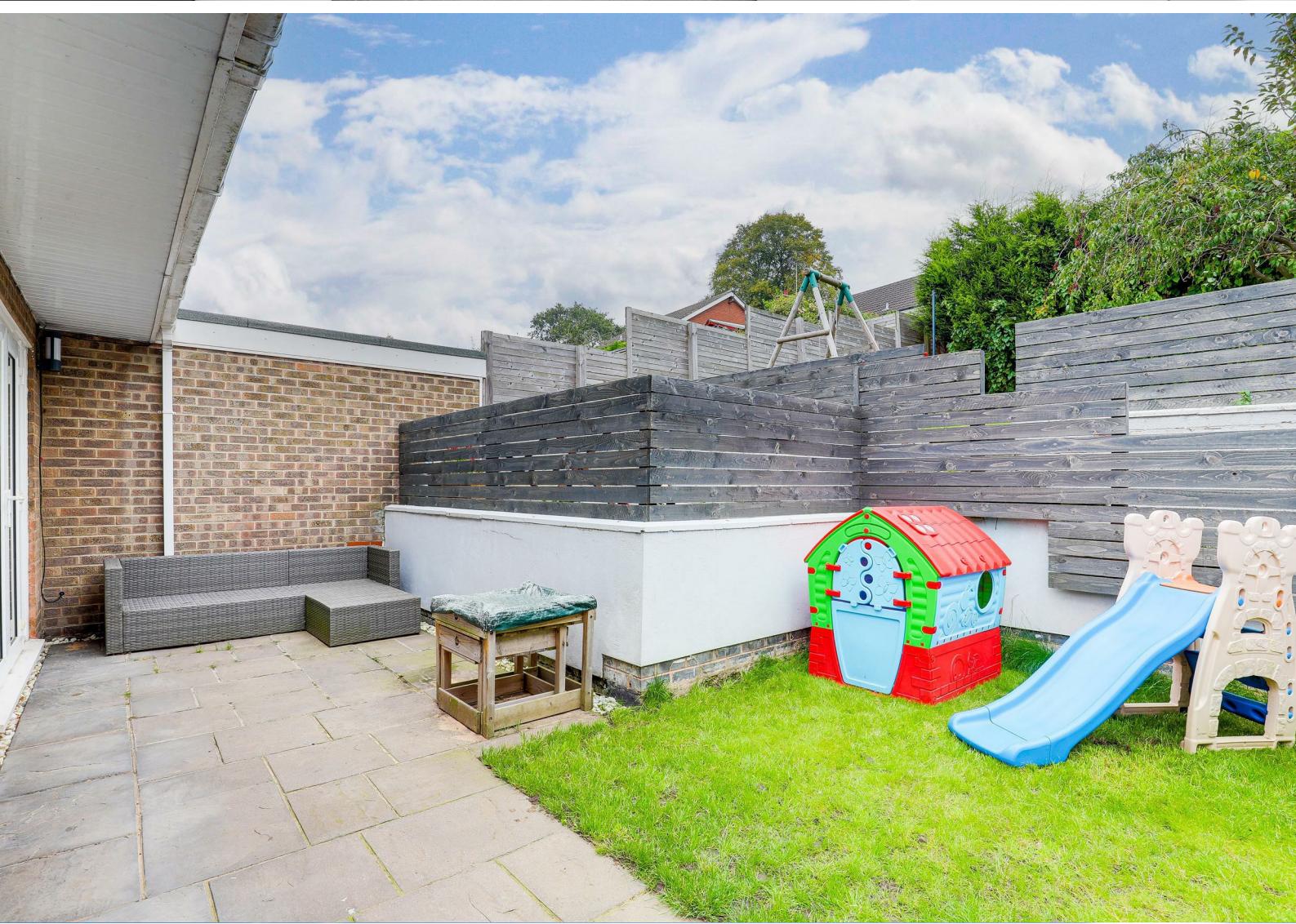
This beautifully presented three-bedroom semi-detached house offers stylish and modern living throughout, making it the perfect home for a variety of buyers looking to move straight in. Located in a prime spot, it's close to local shops, great transport links, and great schools. As you step inside, you're greeted by a porch leading into an entrance hall. The living room is a cozy space, perfect for relaxing, while the modern kitchen diner is ideal for cooking and spending time with family or friends. The kitchen's open layout creates a great space for both meals and conversation. The garage offers useful storage or parking space and could even be converted into an additional room, providing extra living space or a home office, depending on your needs. Upstairs, there are three tastefully decorated bedrooms and a sleek, modern bathroom featuring a three-piece suite. The loft is also easily accessible, providing extra storage. Outside, the front of the property features a paved driveway for off-road parking. To the rear, you'll find a tiered garden, offering both a patio for summer barbecues and a lawn for the kids to play on. The steps lead up to another lawn area, giving you plenty of outdoor space to relax and enjoy. It's the perfect home for anyone looking for a blend of comfort, style, and convenience.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Three Piece Bathroom Suite
- Driveway & Garage
- Private Multi Level Rear Garden
- Popular Location
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Porch

The porch has tiled flooring, UPVC double-glazed windows to the front and side elevations and a single UPVC door providing access into the accommodation.

### Entrance Hall

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

### Living Room

12'9" x 10'3" (3.91m x 3.14m)

The living room has a UPVC double-glazed bow window to the front elevation, wood-effect flooring, a radiator, a recessed chimney breast alcove and a panelled feature wall.

### Kitchen Diner

16'7" x 10'9" (5.06m x 3.28m)

The kitchen diner has a range of fitted base and wall units with worktops with a breakfast bar, plinth lights, an integrated oven and dishwasher, an electric hob with an extractor fan, a stainless steel sink and a half with a drainer, wood-effect and tiled flooring, a radiator, spotlights, a UPVC double-glazed window to the rear elevation and UPVC double French doors providing access out to the garden.

## FIRST FLOOR

### Landing

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

### Master Bedroom

12'10" x 9'10" (3.93m x 3.02m)

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

### Bedroom Two

10'7" x 9'10" (3.25m x 3.02m)

### Bedroom Three

9'10" x 6'6" (3.02m x 1.99m)

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

### Bathroom

7'0" x 6'5" (2.14m x 1.96m)

The bathroom has a low level flush W/C, a pedestal wash basin, an L shaped fitted panelled bath with a mains-fed over the head rainfall shower and a hand-held shower, a glass shower screen, tiled flooring and walls, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Garage

16'9" x 8'7" (5.11m x 2.62m)

The garage has lighting, power points and an up and over garage door.

### Front

To the front of the property is a garden with a lawn and mature shrubs and a paved driveway.

### Rear

To the rear of the property is a private tiered garden, a single wooden gate, a patio with a decorative stone border, a lawn and steps leading to a further lawn with a mature tree.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

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.

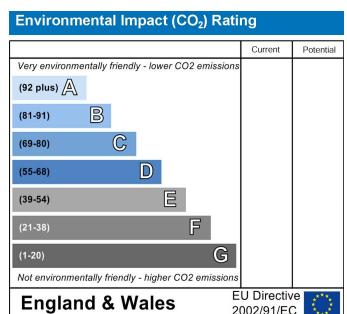
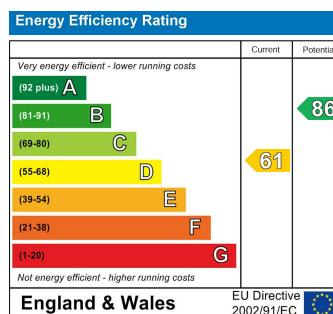
The vendor has advised the following:

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 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.





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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