

HoldenCopley

PREPARE TO BE MOVED

Goodwood Avenue, Arnold, Nottinghamshire NG5 7BB

£240,000

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IDEAL FOR A RANGE OF BUYERS...

This well-presented three-bedroom semi-detached home is located in the popular area of Arnold, offering convenient access to local shops, amenities, well-regarded schools, and excellent transport links into Nottingham City Centre. Boasting generous internal accommodation, ample storage throughout, and a private enclosed garden, this property would be perfect for a range of buyers including families, first-time purchasers, and professionals alike. To the ground floor, you are welcomed into an entrance hall featuring wood-effect flooring and carpeted stairs leading to the first floor. The bay-fronted living room is positioned to the front of the property, offering a bright and comfortable space with coving to the ceiling. To the rear, the dining room provides an ideal setting for entertaining, complete with sliding patio doors opening directly onto the garden. The modern fitted kitchen is well-equipped with a range of base and wall units, integrated appliances, and side access via a UPVC door, leading into the useful lean-to which in turn provides access to the front and rear gardens along with a detached storage area benefitting from power and lighting. The first floor hosts three well-proportioned bedrooms, two of which benefit from fitted wardrobes and additional built-in storage. The accommodation is completed by a contemporary four-piece bathroom suite, comprising a panelled bath, separate shower enclosure, vanity wash basin, and concealed W/C, finished with tiled flooring and walls. Outside, the front of the property features a gated driveway providing off-street parking alongside a lawn and decorative greenery. To the rear is a private enclosed garden, offering a paved patio seating area, lawn, planted borders, a shed, and fence-panelled boundaries - ideal for relaxing or entertaining during the warmer months.

MUST BE VIEWED





- Semi-Detached House
- Three Bedroom
- Bay Fronted Living Room
- Dining Room
- Modern Fitted Kitchen
- Detached Storage Area
- Four Piece Bathroom Suite
- Ample Storage Space
- Off-Street Parking
- Private Enclosed Garden





GROUND FLOOR

Entrance Hall

12'1" x 6'0" (max) (3.70m x 1.85m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a UPVC door leading into the accommodation.

Living Room

14'9" x 12'5" (max) (4.50m x 3.80m (max))

The living room has wood-effect flooring, a radiator, coving to the ceiling, and a UPVC double-glazed rectangular bay window to the front elevation.

Dining Room

10'4" x 9'8" (3.15m x 2.95m)

The dining room has wood-effect flooring, a radiator, and sliding patio doors leading out to the rear garden.

Kitchen

10'7" x 10'0" (max) (3.23m x 3.06m (max))

The kitchen has a range of fitted base and wall units with wood-effect worktops, a ceramic sink and a half with a mixer tap and draining, space for a freestanding range cooker with a glass splashback and extractor fan, an integrated microwave, an integrated dishwasher, space for a fridge freezer, space and plumbing for a washing machine, wood-effect flooring, partially tiled walls, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a UPVC door providing side access.

Lean-To

11'0" x 2'9" (3.36m x 0.84m)

The lean-to provides access to the front and rear gardens, and the storage space, and has a polycarbonate roof.

Outside Storage

5'6" x 3'9" & 9'1" x 5'7" (1.70m x 1.16m & 2.79m x 1.72m)

The storage space has lighting, electricity, tiled flooring, and a window to the front elevation.

FIRST FLOOR

Landing

7'4" x 6'8" (2.24m x 2.04m)

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

Master Bedroom

14'0" x 12'4" (max) (4.28m x 3.76m (max))

The main bedroom has carpeted flooring, a range of fitted wardrobes and overhead cupboards, a built-in storage cupboard, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'3" x 8'4" (max) (3.75m x 2.55m (max))

The second bedroom has carpeted flooring, a range of fitted wardrobes and overhead cupboards, a built-in storage cupboard, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9'6" x 7'6" (max) (2.92m x 2.30m (max))

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

Bathroom

9'1" x 5'5" (2.78 x 1.66)

The bathroom has a concealed low level flush W/C, a vanity style wash basin with a mixer tap, a panelled bath, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gated driveway providing off-street parking, a lawn, decorative greenery, and partially fence panelled/partially stone boundaries.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, an outdoor tap, a shed, planted borders, 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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

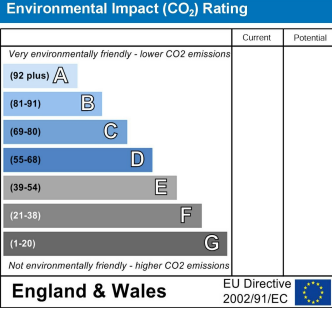
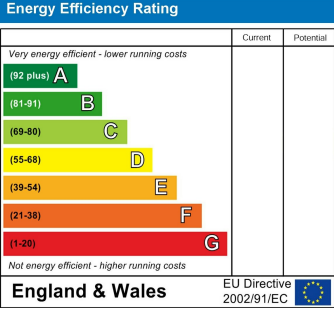
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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This floorplan is for illustrative purposes only.

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