

HoldenCopley

PREPARE TO BE MOVED

Runswick Drive, Arnold, Nottinghamshire NG5 7FZ

Guide Price £235,000

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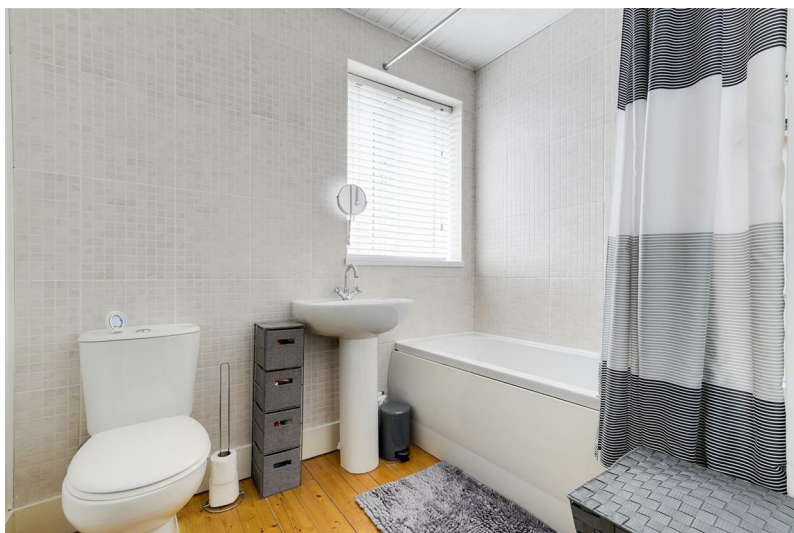


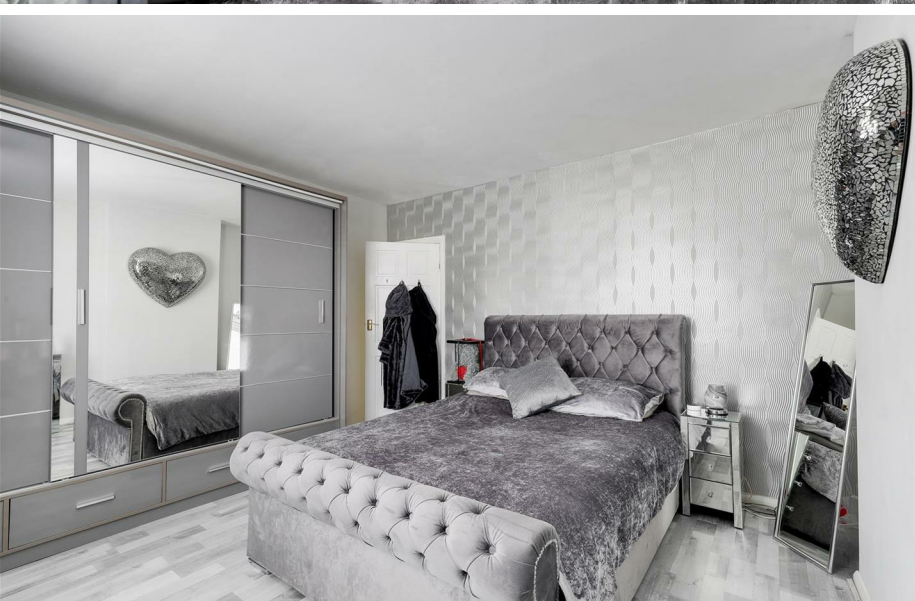
GUIDE PRICE £235,000 - £245,000

MID TERRACED HOUSE...

Welcome to this mid-terraced house, perfectly situated in a highly sought-after location close to a range of local amenities including shops, schools, and much more. With excellent transport links providing easy access to Nottingham City Centre and the surrounding areas, this property is an ideal choice for a growing family. Upon entering, you are greeted by a porch and hallway leading to a spacious living room featuring a bow window. The dining room, complete with French doors, opens to the rear garden, creating a seamless indoor-outdoor flow perfect for entertaining. The well-appointed fitted kitchen offers convenience and functionality, with access to an outbuilding that extends from the front to the rear of the house, housing a utility room and a ground floor W/C. The first floor boasts four generously sized bedrooms, providing ample space for family living, along with a modern three-piece bathroom suite. Externally, the property features a driveway and courtesy lighting at the front. The enclosed south facing rear garden features patio areas, a gravelled section, a lawn, and gated access, offering a safe and private space for outdoor activities.

MUST BE VIEWED





- Mid Terraced house
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Three Piece Bathroom Suite & Ground Floor W/C
- Off Street Parking
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

7'1" x 4'3" (2.18 x 1.30)

The porch has wood-effect flooring, UPVC double glazed windows to the side and front elevations, and a composite door providing access in to the accommodation.

Hallway

13'6" x 6'5" (4.14 x 1.97)

The hallway has wood-effect flooring, carpeted stairs, a base cupboard, an in-built cupboard, and a single door into the accommodation.

Living room

13'9" x 13'6" (4.21 x 4.14)

The living room has a UPVC double glazed bow window to the front elevation, a radiator, a TV point, a recessed chimney breast alcove with a feature fireplace, wood-effect flooring, and open access into the dining.

Dining Room

10'3" x 8'3" (3.13 x 2.54)

The dining room has wood-effect flooring, a radiator, double French doors opening out to the rear garden, and open access into the kitchen.

Kitchen

10'2" x 11'10" (3.12 x 3.62)

The kitchen has a range of fitted base and wall units, space for a range cooker, stainless steel splashback and extractor fan, space for a fridge freezer, space and plumbing for a dishwasher, a chrome heated towel rail, recessed spotlights, tiled flooring, and a UPVC double glazed window to the rear elevation.

Outhouse

20'5" x 32'3" (6.24 x 9.84)

The outhouse has s UPVC double glazed window to the rear elevation, a UPVC door opening to the rear garden, and access into the utility room.

Utility Room

9'8" x 9'8" (2.96 x 2.95)

The utility room has a range of fitted base and wall units with worktops, space and plumbing for a washing machine, space for a tumble dryer, and a UPVC double glazed window to the rear elevation.

W/C

6'8" x 2'6" (2.05 x 0.77)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, and tiled flooring.

FIRST FLOOR

Landing

10'11" x 5'9" (3.34 x 1.76)

The landing has carpeted flooring, an in-built cupboard, recessed spotlights, access into the loft, and access to the first floor accommodation.

Master bedroom

13'9" x 11'11" (4.21 x 3.65)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, double fitted wardrobes, and vinyl flooring.

Bedroom Two

12'2" x 9'7" (3.71 x 2.94)

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

Bedroom Three

13'7" x 10'11" (4.16 x 3.33)

The third bedroom has two UPVC double glazed windows to the front elevation, a radiator, and wood-effect flooring.

Bedroom Four

10'7" x 6'11" (3.24 x 2.12)

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

Bathroom

7'8" x 5'11" (2.35 x 1.81)

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

OUTSIDE

Front

To the front of the property is a driveway, and courtesy lighting.

Rear

To the rear of the property is an enclosed rear garden with patio areas, a gravelled area, and a lawn.

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 1000Mbps and Upload Speed 220Mbps

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

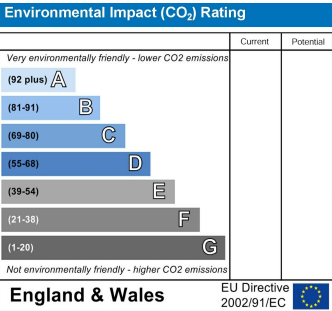
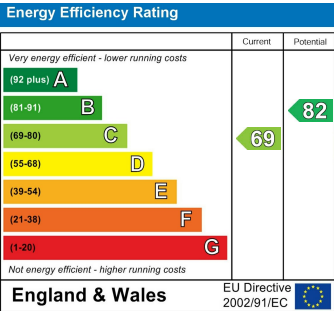
Property Tenure is Freehold

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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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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