

HoldenCopley

PREPARE TO BE MOVED

Surgeys Lane, Arnold, Nottinghamshire NG5 8GD

£215,000

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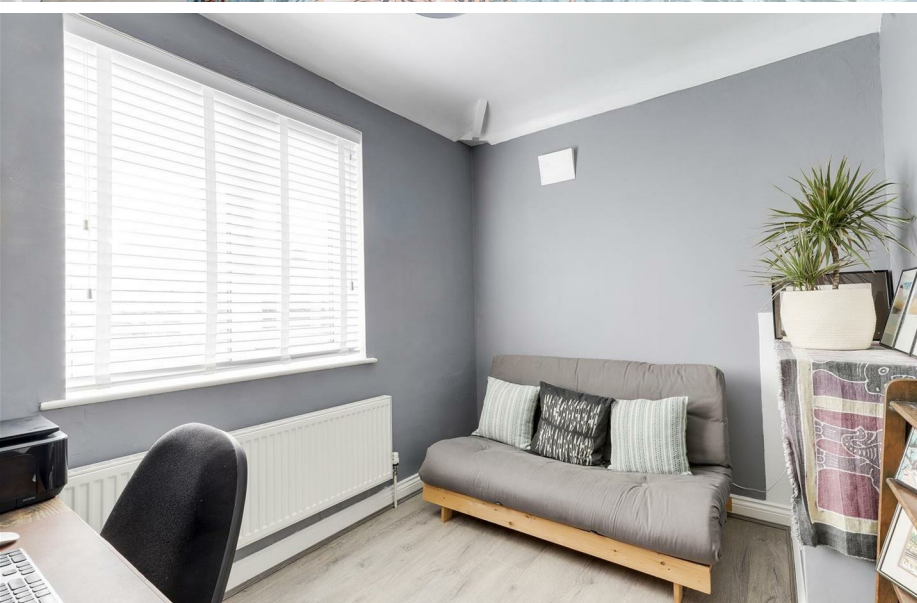


IDEAL FOR FIRST TIME BUYERS...

This well-presented semi-detached house offers a fantastic opportunity for a first-time buyer looking to move straight in. Situated in a popular and well-connected location, the property is ideally placed close to a range of local shops, excellent schools, and superb transport links. The ground floor accommodation comprises a spacious lounge-diner with a log burner, a modern fitted kitchen, and a separate utility room. To the first floor are two well-proportioned bedrooms—the larger of which could easily be divided into two—a four-piece bathroom suite, and access to a boarded loft space offering useful storage potential. Outside, to the front of the property, there is a driveway providing off-street parking for one vehicle, along with a garden featuring a lawn. There is also scope to create parking for multiple vehicles. To the rear is a large, enclosed garden, bounded by mature planting to provide privacy. The west-facing garden is split into multiple zones, including a gravelled patio seating area and a small allotment, offering various ways to enjoy the generous outdoor space. Within the garden are a shed, a log store, and a tool store.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Modern Fitted Kitchen & Utility Room
- Spacious Reception Room With A Log Burner
- Four Piece Bathroom Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Popular Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Hallway

7'8" x 4'1" (2.35m x 1.27m)

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

Living Room

17'10" x 10'3" (5.44m x 3.12m)

The living room has UPVC double-glazed windows to the front and rear elevations, wood-effect flooring, a recessed chimney breast alcove with a log burner and two radiators.

Kitchen

10'1" x 8'4" (3.07m x 2.54m)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven, a hob with an extractor hood, a stainless steel sink with a drainer, space for an under the counter fridge and freezer, wood-effect flooring, a radiator, a built-in cupboard, UPVC double-glazed windows to the side elevation and a single UPVC door providing access out to the garden.

Utility Room

5'2" x 4'2" (1.57m x 1.27m)

The utility room has a fitted worktop with space and plumbing for a washing machine, wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

4'1" x 2'8" (1.26m x 0.83m)

The landing has carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

18'0" x 9'0" (5.49m x 2.74m)

The main bedroom has UPVC double-glazed windows to the front and rear elevations, wood-effect flooring, two radiators and access into the boarded loft via a drop-down ladder.

Bedroom Two

10'0" x 7'4" (3.05m x 2.24m)

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

Bathroom

10'0" x 7'4" (3.05m x 2.24m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath, a fitted shower enclosure, partially tiled walls, a radiator, a built-in cupboard, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway with space for one vehicle, a garden with a lawn and mature trees and a single wooden gate providing rear access.

Rear

To the rear is a large private garden planted with mature shrubs and trees. There is a gravelled patio seating area, two lawned areas and an allotment space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

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

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

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.

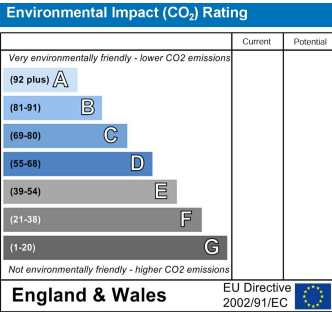
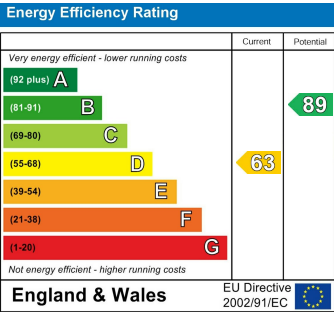
The vendor has advised the following:

Property Tenure is Freehold

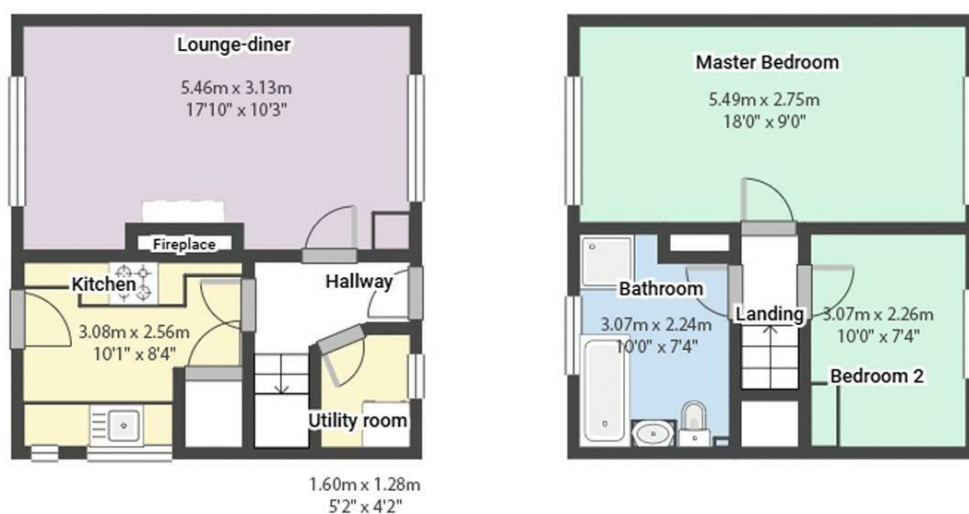
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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This floorplan is for illustrative purposes only.

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