

HoldenCopley

PREPARE TO BE MOVED

Shandwick Close, Arnold, Nottinghamshire NG5 8AZ

Guide Price £190,000 - £220,000

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GUIDE PRICE: £190,000 - £210,000

NO UPWARD CHAIN...

This charming three-bedroom semi-detached house is ideally located at the bottom of the cul-de-sac within a popular area, close to local amenities, schools, and excellent commuting links. Offered to the market with no upward chain, the property features neutral decor throughout, making it ready for immediate occupancy. Upon entering the house, you step into a welcoming entrance hall. To your left, a fitted kitchen equipped with appliances awaits. Continuing through the ground floor, you'll find a spacious reception room, which boasts ample space and an abundance of natural light. Additionally, there is a convenient ground floor W/C. On the upper level, the house offers three well-proportioned bedrooms and a contemporary three-piece bathroom suite. Outside, the front of the property features a driveway providing off-road parking for two cars. At the rear, you'll discover a low-maintenance garden with patio areas, perfect for outdoor relaxation and entertaining.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Lounge / Diner
- Fitted Kitchen With Appliances
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Recently Replaced Combi-Boiler
- Driveway For Two Cars
- Low Maintenance Garden
- Popular Location





GROUND FLOOR

Entrance Hall

7'7" x 3'2" (2.32 x 0.97)

The entrance hall has tiled flooring, a radiator, and a single UPVC door providing access into the accommodation.

Kitchen

7'11" x 7'5" (2.43 x 2.27)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, an integrated oven with a gas hob and extractor fan, a freestanding washing machine and fridge freezer, tiled flooring, tiled splashback, and a UPVC double-glazed window to the front elevation.

W/C

7'0" x 2'11" (2.15 x 0.91)

This space has a low level dual flush W/C, a wall-mounted wash basin, tiled splashback, a radiator, and a UPVC double-glazed obscure window to the side elevation.

Lounge / Diner

17'10" x 14'7" (5.44 x 4.45)

The lounge has carpeted flooring, a feature fireplace with a decorative surround, a TV point, two radiators, staircase leading to the first floor, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

8'2" x 3'3" (2.50 x 1.00)

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

Master Bedroom

12'6" x 8'0" (3.83 x 2.45)

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

Bedroom Two

12'7" x 8'0" (3.84 x 2.45)

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

Bedroom Three

9'4" x 6'3" (2.86 x 1.92)

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

Bathroom

6'8" x 6'3" (2.05 x 1.92)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a wall-mounted mirror, a panelled bath with a mains-fed shower, tiled flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a gravelled garden with a small lawn, courtesy lighting, gated access to the garden, and off-road parking for two cars.

Rear

To the rear of the property is a private enclosed garden with a multi-level garden with patio areas, rockery, a range of established trees, plants and shrubs, a shed, courtesy lighting, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

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

220 Mbps (Highest available upload speed)

Phone Signal – Mostly 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band GCr 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>		<i>Very environmentally friendly - lower CO₂ emissions</i>	
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>		<i>Not environmentally friendly - higher CO₂ emissions</i>	
England & Wales		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	



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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