

HoldenCopley

PREPARE TO BE MOVED

Cross Street, Arnold, Nottinghamshire NG5 7AT

Guide Price £220,000

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GUIDE PRICE £220,000 - £240,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this one bedroom detached bungalow is perfect for those looking to downsize and simplify their lifestyle with a simple ground floor home. Located in the popular and convenient area of Arnold, this home offers easy access to a range of local amenities such as shops, schools, eateries, parks, as well as excellent transport links into Nottingham City Centre. Internally, the home offers a spacious lounge/diner with open access to the modern fitted kitchen, a double bedroom with fitted wardrobes, and a three piece shower room suite. Externally, the front of the property offers a block paved driveway and gated access to the private enclosed rear garden with a paved patio seating area and a lawn.

MUST BE VIEWED





- Detached Bungalow
- One Bedroom
- Open Plan Living
- Lounge/Diner
- Modern Fitted Kitchen
- Three Piece Shower Room
- Private Enclosed Garden
- Off-Street Parking
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Lounge/Diner

17'0" x 10'6" (5.19 x 3.22)

The lounge/diner has carpeted flooring, two radiators, two UPVC double-glazed windows to the side and rear elevation, a built-in cupboard, coving to the ceiling, and open access to the kitchen.

Kitchen

9'10" x 9'6" (3.01 x 2.91)

The kitchen has a range of fitted base and wall units, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with an electric hob and extractor fan, an integrated fridge freezer, tiled flooring, partially tiled walls, a radiator, coving to the ceiling, two UPVC double-glazed window to the side elevations, and a single composite door leading out to the rear garden.

Bedroom

11'7" x 8'9" (3.55 x 2.68)

The bedroom has carpeted flooring, a radiator, a fitted sliding door wardrobe, and a UPVC double-glazed window to the side elevation.

Shower Room

8'9" x 4'10" (2.68 x 1.48)

The shower room has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, carpeted flooring, partially tiled flooring, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway, gated access to the rear, and fence panelled boundaries.

Rear

To the rear of the property is a paved patio seating area, a lawn, 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 - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Restrictive Covenants

Other Material Issues – No

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.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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 licence 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.

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

DISCLAIMER



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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