

HoldenCopley

PREPARE TO BE MOVED

Arnold Road, Old Basford, Nottinghamshire NG6 0DN

£140,000

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PLENTY OF POTENTIAL...

This three-bedroom mid-terrace house presents a surprisingly generous living space, perfectly suited for a wide range of buyers who are enthusiastic about adding their personal touch and transforming it into their dream home. Perfectly positioned within close proximity to local amenities, it boasts easy access to shops, excellent transport links and great school catchments. The ground floor features two reception rooms, a well-appointed fitted kitchen and a three-piece bathroom suite. On the first floor, you'll find two generously sized double bedrooms, one of which includes a convenient en-suite. The second floor hosts an additional spacious double bedroom. Outside, the rear of the property reveals a private garden, complete with a lawn and a patio area.

MUST BE VIEWED





- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Bathroom Suite
- En-Suite
- Private Enclosed Rear Gardens
- No Chain
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Living Room

10'11" x 11'3" (3.35m x 3.45m)

The living room has two UPVC double-glazed windows to the front elevation, wood-effect flooring, three built-in cupboards, a radiator and a single wooden door providing access into the accommodation.

Dining Room

10'11" x 11'4" (3.34m x 3.47m)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring and a radiator.

Kitchen

7'1" x 6'10" (2.16m x 2.08m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob, an extractor hood, space and plumbing for a washing machine, a stainless steel sink and a half with a drainer, vinyl flooring, partially tiled walls, a UPVC double-glazed window to the side elevation and a single UPVC door providing access out to the garden.

Bathroom

5'6" x 6'8" (1.70m x 2.04m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, vinyl flooring, a radiator, a towel rail, an extractor fan and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

2'7" x 2'7" (0.79m x 0.81m)

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

Master Bedroom

11'1" x 8'6" (3.38m x 2.59m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and direct access to the en-suite.

En-Suite

6'10" x 2'5" (2.10m x 0.76m)

The en-suite has a wall-mounted wash basin, a fitted shower enclosure with an electric shower, wood-effect flooring, tiled walls, an extractor fan and a built-in cupboard.

Bedroom Two

11'0" x 11'5" (3.35m x 3.48m)

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

SECOND FLOOR

Bedroom Three

11'3" x 14'2" (3.45m x 4.32m)

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

OUTSIDE

To the rear of the property is a private enclosed garden with a fence panelled boundary, a patio and a lawn.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

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.

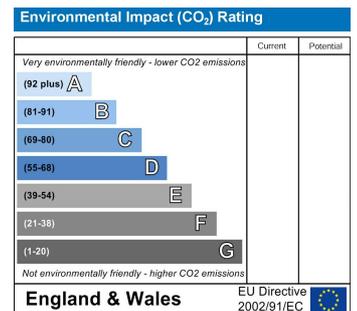
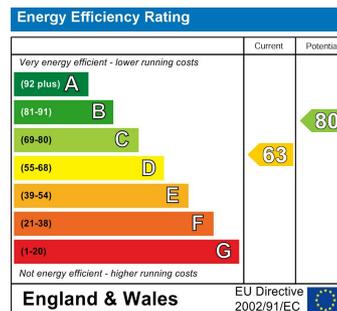
The vendor has advised the following:

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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