

# HoldenCopley

PREPARE TO BE MOVED

Bestwood Lodge Drive, Arnold, Nottingham NG5 8NE

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£875 PCM



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## LOCATION, LOCATION LOCATION...

This well-presented two-bedroom mid-terrace house in Arnold offers spacious, modern, and neutral-toned accommodation, ideal for couples or professionals. The ground floor features an inviting entrance hall, a contemporary kitchen with integrated appliances and space for additional freestanding items, and a generous living room with a cosy feature fireplace. Upstairs, two double bedrooms are served by a stylish three-piece bathroom suite. The exterior includes a low-maintenance front garden with a lawn and pathway, plus on-street parking. The enclosed rear garden, complete with a lawn and a paved seating area, is perfect for outdoor relaxation with garage access and an allocated parking space providing off street parking. The property is unfurnished and ready for immediate occupancy. Its location provides easy access to Bestwood Country Park for keen walkers, shops, eateries, and transport links to the City Centre.

AVAILABLE NOW





- Mid Terrace House
- Two Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Three Piece Bathroom Suite
- In-Built Storage
- Front & Rear Gardens
- Garage & Allocated Parking Space
- Popular Location
- 360 Virtual Tour











## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

5'11" × 3'0" (1.82m × 0.92m)

The entrance hall has carpeted flooring and stairs, smoke alarm and a single UPVC door providing access into the accommodation

#### Kitchen

11'10" × 8'9" (3.61m × 2.67m)

The kitchen has wood effect laminate flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, stainless steel sink with a drainer and mixer taps, integrated oven with electric hobs and an extractor unit, space for a washing machine, undercounter fridge and other appliances, radiator and a UPVC double glazed window

#### Living Room

13'10" × 11'9" (4.24m × 3.60m)

The living room has carpeted flooring, a gas feature fireplace, radiator and UPVC double glazed sliding doors providing access to the rear garden

### FIRST FLOOR

#### Landing

6'0" × 6'2" (1.83m × 1.88m)

The landing has carpeted flooring, loft hatch, smoke alarm and provides access to the first floor accommodation

#### Master Bedroom

11'10" × 10'4" (3.61m × 3.15m)

The main bedroom has carpeted flooring, radiator and a UPVC double glazed window

#### Bedroom Two

9'8" × 9'1" (2.96m × 2.77m)

The second bedroom has carpeted flooring, in-built wardrobes, an in-built storage cupboard, radiator and a UPVC double glazed window

#### Bathroom

5'6" × 6'1" (1.69m × 1.86m)

The bathroom has vinyl flooring, partially tiled walls, low level dual flush WC, washbasin with mixer taps, panelled bath with taps, wall mounted mains-fed shower and a bi-folding shower screen, radiator, mirrored vanity storage cupboard and an extractor fan


### OUTSIDE


### FRONT

To the front is a lawn and a pathway leading to the accommodation with a fence surround and availability for on-street parking

### REAR

To the rear is an enclosed garden with a lawn and a paved seating area with a fence surround and gated access with access to a garage & allocated parking space providing off-street parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

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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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