

# HoldenCopley

PREPARE TO BE MOVED

Duke Street, Arnold, Nottingham NG5 6GQ

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£895 PCM



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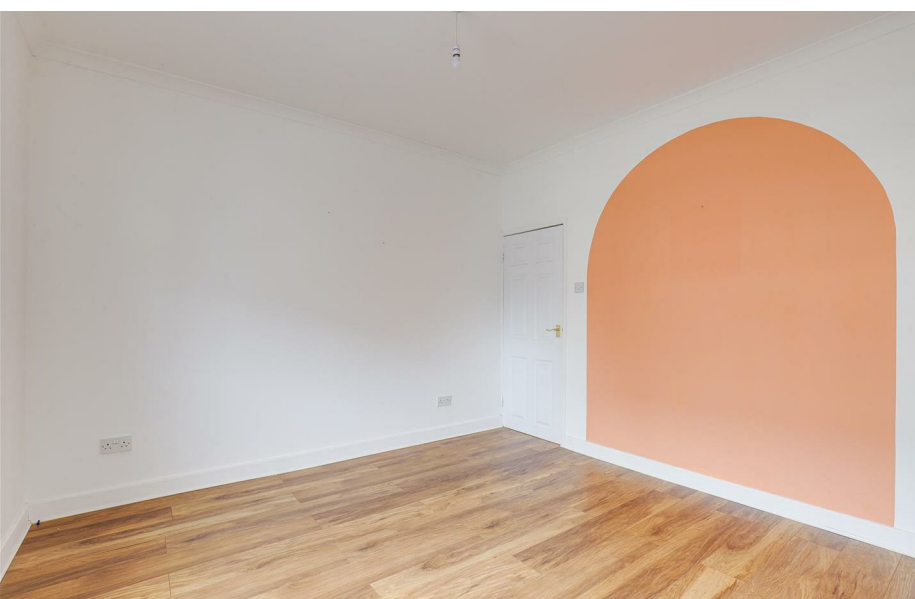


WELL PRESENTED THROUGHOUT...

This charming two-bedroom mid-terrace house in the popular Arnold area offers spacious accommodation ideal for couples or working professionals. Conveniently located near shops, eateries, and transport links to Nottingham City Centre, the property features a well-presented interior. The ground floor comprises a generous living room, a separate dining room and a modern fitted kitchen with integrated appliances and additional space for freestanding ones. The basement provides access to two cellars with lighting, perfect for storage. Upstairs, two good-sized bedrooms are serviced by a four-piece bathroom suite. Outside, the front boasts a courtyard-style garden with on-street parking availability, while the rear features an enclosed courtyard with a paved seating area, decorative plants, shrubs, a shed, and gated access. Offered unfurnished, this property must be viewed to appreciate its appeal fully.

AVAILABLE NOW!





- Mid Terrace House
- Two Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Separate Dining Room
- Four Piece Bathroom Suite
- Cellar Access For Additional Storage
- Rear Enclosed Garden
- On-Street Parking Available
- Popular Location











ACCOMMODATION

GROUND FLOOR

Living Room

11'11" x 11'4" (3.64m x 3.47m)  
The living room has wood effect flooring, coving to the ceiling, chimney breast, radiator, UPVC double glazed window and a single wooden door providing access into the accommodation

Dining Room

11'10" x 11'11" (3.63m x 3.65m)  
The dining room has wood effect flooring, coving to the ceiling, chimney breast, radiator and a single UPVC door providing access to the rear garden

Kitchen

11'3" x 6'3" (3.44m x 1.93m)  
The kitchen has wood effect flooring, partially tiled walls, a range of fitted wall and base units with fitted wood effect worksurfaces, integrated oven with gas hobs, ceramic kitchen sink and a half with a drainer and mixer taps, space for a washing machine and additional appliances and two UPVC double glazed windows

BASEMENT

Cellar One

5'11" x 11'5" (1.81m x 3.50m)  
This cellar has courtesy lighting and provides access to the basement

Cellar Two

5'8" x 11'6" (1.74m x 3.51m)  
The second cellar has courtesy lighting

FIRST FLOOR

Landing

15'1" x 2'8" (4.61m x 0.83m)  
The landing has wood effect laminate flooring, smoke alarm, radiator and provides access to the first floor accommodation

Master Bedroom

11'11" x 11'4" (3.64m x 3.46m)

Bedroom Two

8'9" x 12'1" (2.69m x 3.69m)  
The second bedroom has wood effect flooring, chimney breast, in-built storage cupboard, radiator and a UPVC double glazed window

Bathroom

6'5" x 11'4" (1.97m x 3.46m)  
The bathroom has tiled flooring, partially tiled walls, radiator, pedestal washbasin with taps, panelled bath with taps, low level dual flush WC, single shower enclosure with a wall mounted mains-fed shower and a UPVC double glazed obscure window

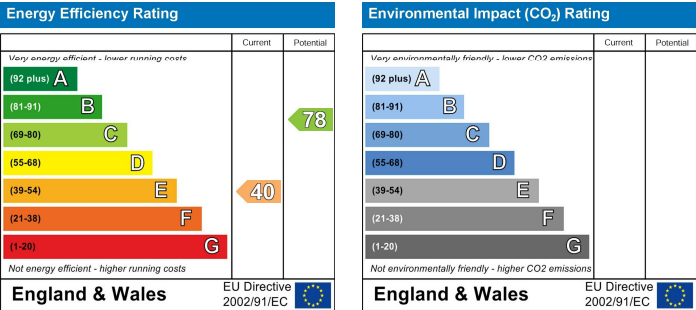
OUTSIDE

FRONT

To the front is a courtyard style garden with availability for on-street parking

REAR

To the rear is an enclosed garden with a paved seating area, access to the shed with a range of decorative plants and shrubs with a fence surround and gated access



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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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