

HoldenCopley

PREPARE TO BE MOVED

Spinningdale, Arnold, Nottinghamshire NG5 8QS

£895 PCM

LOCATION, LOCATION, LOCATION

This two bedroom town house is coming to the market well presented throughout situated in a very sought after location, within close proximity to a range of shops, eateries and transport links into Nottingham City Centre. Internally to the ground floor there is a good sized lounge with a feature fireplace, a modern fitted kitchen/diner with a range of integrated appliances with additional space for freestanding appliances and to the first floor are two bedrooms, one benefiting with plenty of storage space, both serviced by a three piece bathroom suite. Outside there are gardens to the front & rear with access to the garage in a separate block providing both off-street parking and storage options. Demand is normally high for this style of property in this location so it is one not to be missed.

AVAILABLE FEBRUARY!



- Townhouse
- Two Bedrooms
- Modern Kitchen Diner
- Good Sized Lounge
- Three Piece Bathroom Suite
- Modern Neutral Decor Throughout
- Front & Rear Gardens
- Garage In Separate Block
- Popular Location
- Must Be Viewed



GROUND FLOOR

Entrance Hall

The entrance hall provides access into the accommodation



Living Room

18'0" x 13'5" (5.5 x 4.1)

The living room has a double glazed window, a radiator, wall lights, a feature fireplace with decorative mantelpiece and an aerial point



Kitchen / Diner

13'5" x 9'10" (4.1 x 3.0)

The kitchen has a range of base and wall units with wood effect worktops, an integrated oven with electric hob and extractor fan, a stainless steel sink with mixed taps and drainer, space and plumbing for a washing machine, space for a fridge, a radiator, a double glazed window and double doors leading out to the garden



FIRST FLOOR

Landing

The landing has a storage cupboard and provides access to the first floor accommodation



Master Bedroom

14'1" x 10'5" (4.3 x 3.2)

The main bedroom has a double glazed window, a radiator and a built in wardrobe

Bedroom Two

12'5" x 7'10" (3.8 x 2.4)

The second bedroom has a double glazed window and a radiator

Bathroom

8'6" x 5'6" (2.6 x 1.7)

The bathroom has a low level flush WC, a hand wash basin, a bath and a double glazed window

OUTSIDE

Front

To the front of the property is a lawned area with a pathway leading to the accommodation

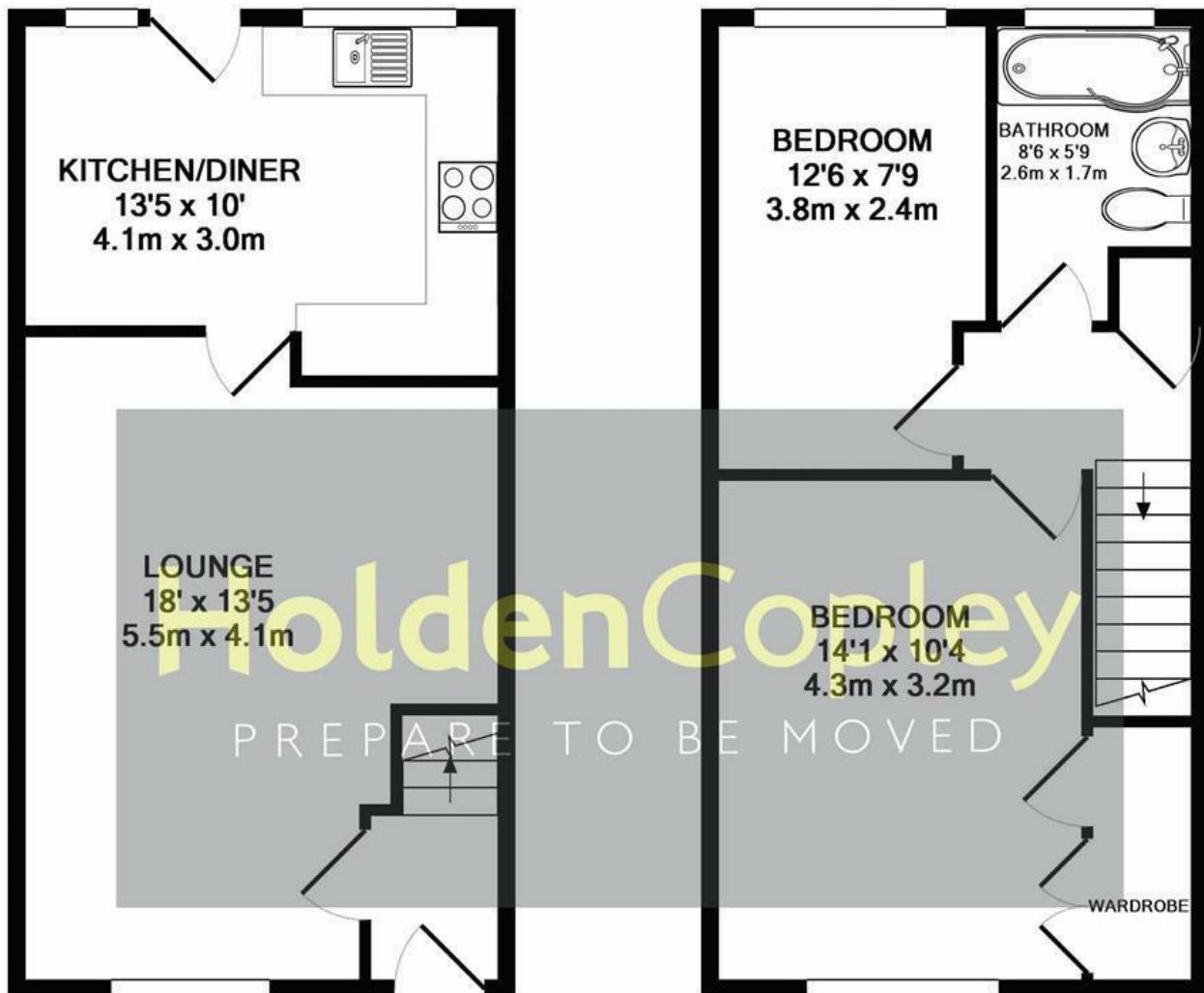
Rear

To the rear of the property is a private enclosed garden with a paved seating area, pathway, lawn and a range of decorative plants and shrubs. There is also a gate to exit the garden which provides access to the garage which provides off-street parking for one car & additional storage options

Energy Efficiency 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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
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





GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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