



**Harpole Walk
Arnold, Nottingham NG5 8LJ**

**THREE BEDROOM END TERRACE
PROPERTY WITH NO UPWARD CHAIN**

Guide Price £170,000 Freehold



GUIDE PRICE £170,000 - £180,000

A spacious end-terraced home situated in a convenient location within Arnold, offering well-proportioned accommodation and excellent potential for improvement, making it an ideal purchase for first-time buyers, families or investors. Selling with the added benefit of no upward chain.

The property is entered via a welcoming entrance hallway leading through to a generous living and dining room, featuring a large rear window and door providing access to the garden, creating a bright and versatile living space. The kitchen is fitted with a range of wall and base units and benefits from a useful pantry and serving hatch through to the living area. A ground floor cloakroom/WC adds further practicality.

To the first floor are three bedrooms, including two well-sized doubles and a further single bedroom, along with a family bathroom fitted with a three-piece suite. Additional storage is available via built-in cupboards and loft access.

Externally, the property benefits from an enclosed rear garden incorporating a patio area and lawn, along with a brick-built store, providing useful outdoor space.

Requiring modernisation throughout, this property offers great potential to create a fantastic home, situated within easy reach of local amenities, schools and transport links.

Early viewing is recommended to appreciate the opportunity on offer.



Entrance Hallway

19' x 5'9 approx (5.79m x 1.75m approx)

UPVC double glazed entrance door to the front, ceiling light point, stairs to the first floor and panelled door to:

Kitchen

9'8 x 10'5 approx (2.95m x 3.18m approx)

UPVC double glazed window to the front, range of matching wall and base units incorporating a laminate work surface over, space and point for a free standing gas cooker, space and plumbing for an automatic washing machine, tiled splashbacks, ceiling light point, pantry with built-in shelving providing additional storage space, serving hatch through to living room.

Cloaks/w.c.

2'8 x 5'10 approx (0.81m x 1.78m approx)

Low flush w.c., vanity wash hand basin, tiled splashback, ceiling light point, extractor fan.

Living/Dining Room

16'10 x 15'8 approx (5.13m x 4.78m approx)

UPVC double glazed picture window to the rear, UPVC double glazed window and door providing access to the rear garden, double radiator, ceiling light points, serving hatch through to kitchen.

First Floor Landing

Ceiling light point, loft access hatch, cupboard housing the Worcester Bosch gas boiler, further storage cupboard over the stairs and panelled doors to:

Bedroom 1

9' x 13' approx (2.74m x 3.96m approx)

UPVC double glazed picture window to the rear, double radiator, ceiling light point.

Bedroom 2

9'3 x 14'2 approx (2.82m x 4.32m approx)

UPVC double glazed window to the front, double radiator, ceiling light point.

Bedroom 3

7'2 x 7' approx (2.18m x 2.13m approx)

UPVC double glazed window to the rear, radiator, ceiling light point.

Bathroom

5'8 x 6'3 approx (1.73m x 1.91m approx)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin, low flush w.c., UPVC double glazed window to the front, double radiator, ceiling light point.

Outside

To the rear there is an enclosed garden incorporating a paved patio area, fencing and walls to the boundaries and brick built store.

Council Tax

Nottingham Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 10mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

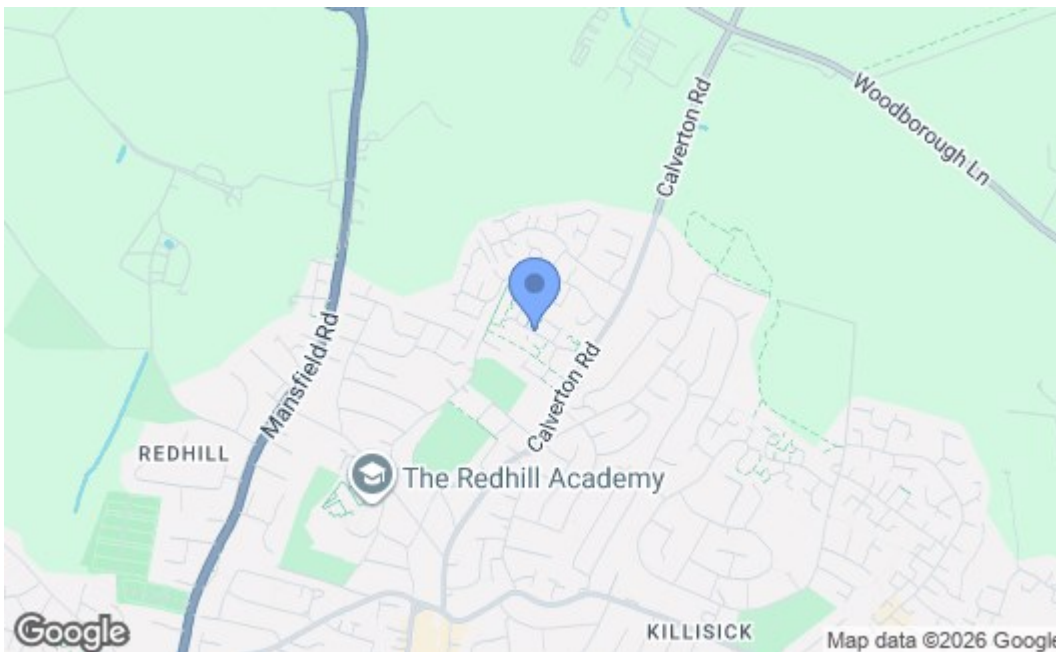
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.