

HoldenCopley

PREPARE TO BE MOVED

Oulton Close, Arnold, Nottingham NG5 6SW

Guide Price £180,000

GUIDE PRICE £180,000 - £200,000

IDEAL FOR FIRST TIMER BUYERS...

Welcome to this two-bedroom semi-detached house that is well presented throughout, nestled in a popular location close to Arnold High Street. This property offers not only a comfortable living space but also convenient access to local amenities, excellent schools, and great commuting links. Upon entering, you are greeted by a spacious reception room. The layout seamlessly connects the reception room with the fully equipped kitchen, establishing an ideal space for all your culinary requirements. A ground floor W/C, adds a practical touch to the lower level of the house. Ascending to the upper level, you'll discover a double bedroom and a single bedroom, both adorned with natural light and offering a peaceful retreat. Completing the upper level is a three-piece bathroom suite, providing both style and comfort. Outside, the front of the property welcomes you with a driveway, offering off-road parking. The rear garden features a low-maintenance design that includes a patio seating area and a range of plants and shrubs, a perfect space to enjoy the outdoors.

MUST BE VIEWED



- Semi-Detached House
- Two Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Low-Maintenance Garden
- Driveway
- Popular Location
- Must Be Viewed

GROUND FLOOR

Entrance Hall

4'8" x 2'11" (1.43m x 0.89m)

The entrance hall has laminate wood effect flooring and a single composite door providing access into the accommodation.

W/C

4'9" x 3'2" (1.45m x 0.98m)

This space has a low level flush W/C, a wall-mounted wash basin, a tiled splashback, a radiator, laminate wood-effect flooring and a UPVC double-glazed obscure window to the front elevation.

Living room

14'6" x 11'11" (max) (4.43m x 3.64m (max))

The living room has laminate wood-effect flooring, carpeted stairs, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Kitchen

11'10" x 7'8" (3.62m x 2.35m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a drainer with a mixer tap, an integrated gas hob, an integrated oven, space and plumbing for a washing machine and dishwasher, partially tiled walls, a radiator, laminate wood-effect flooring, a UPVC double-glazed window to the rear elevation and a single composite door providing access to the rear garden.

FIRST FLOOR

Landing

11'4" x 6'3" (max) (3.46m x 1.91m (max))

The landing has carpeted flooring, access to the first floor accommodation and access to a boarded loft via a dropdown ladder.

Master Bedroom

12'5" x 11'11" (max) (3.81m x 3.64m (max))

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

Bedroom Two

9'9" x 6'1" (max) (2.98m x 1.87m (max))

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

Bathroom

6'3" x 5'6" (1.92m x 1.68m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a bath with a shower fixture, a heated towel rail, an extractor fan, partially tiled walls, laminate wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

The front of the property has a tarmac driveway providing off-road parking, gated access to the rear garden and courtesy lighting.

Rear

The rear of the property has a private enclosed and low-maintenance garden with plants and shrubs, decorative stones, a paved patio area and fence panelling.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

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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