

HoldenCopley

PREPARE TO BE MOVED

Coppice Road, Arnold, Nottinghamshire, NG5 7HU

£875 PCM

PERFECT FAMILY HOME...

This characteristic three bedroom semi detached house is well presented throughout offering ample space and storage making the perfect home for any family looking to move into the perfect home closely situated in the popular area of Arnold closely situated to local amenities such as shops, eateries and transport links. Internally to the ground floor is a hall, fitted kitchen/diner, spacious living room, the first floor hosts three good sized bedrooms serviced by a three piece bathroom suite. Outside to the front is a decorative garden with a drive providing off street parking for two cars and to the rear is a private enclosed garden perfect for the Summer!

MUST BE VIEWED!



- Semi-Detached House
- Three Bedroom
- Fitted Kitchen/Diner
- Spacious Living Room
- Three Piece Bathroom Suite
- Private Enclosed Garden
- Off Street Parking Available
- Local To Amenities
- Popular Area
- 360 Virtual Tour Available

ACCOMMODATION

GROUND FLOOR

Hallway

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

Living room

13'6" x 12'2" (4.13 x 3.72)

The living room has carpeted flooring, a radiator, TV point, smoke alarm and a UPVC double glazed window to the front elevation

Kitchen/ Diner

15'4" x 9'11" (4.69 x 3.03)

The kitchen/diner has tile effect flooring, partially tiled walls, a range of fitted wall and base units with fitted worktops, a combi boiler, a stainless steel sink with a drainer and mixer taps, an integrated oven with gas hobs and an extractor fan, space for a washing machine and dining table. UPVC double glazed windows to the rear and side elevation, radiator and a single UPVC door providing access to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, a smoke alarm, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Master Bedroom

11'8" x 9'4" (3.58 x 2.85)

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

Bedroom Two

10'3" x 9'5" (3.13 x 2.89)

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

Bedroom Three

9'0" x 5'9" (2.75 x 1.76)

The third bedroom has carpeted flooring, loft hatch, a radiator and a UPVC double glazed window to the front elevation

Bathroom

5'8" x 5'5" (1.74 x 1.67)

The bathroom has tile effect flooring, fully tiled walls, a pedestal washbasin, a panelled bath with taps and a wall mounted electric shower, a chrome towel rail, a low level flush WC, extractor fan and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

FRONT

To the front is a decorative garden with off street parking for two cars

REAR

To the rear is a private enclosed garden, with a patio and pebbled area with access to the shed and fence surrounding

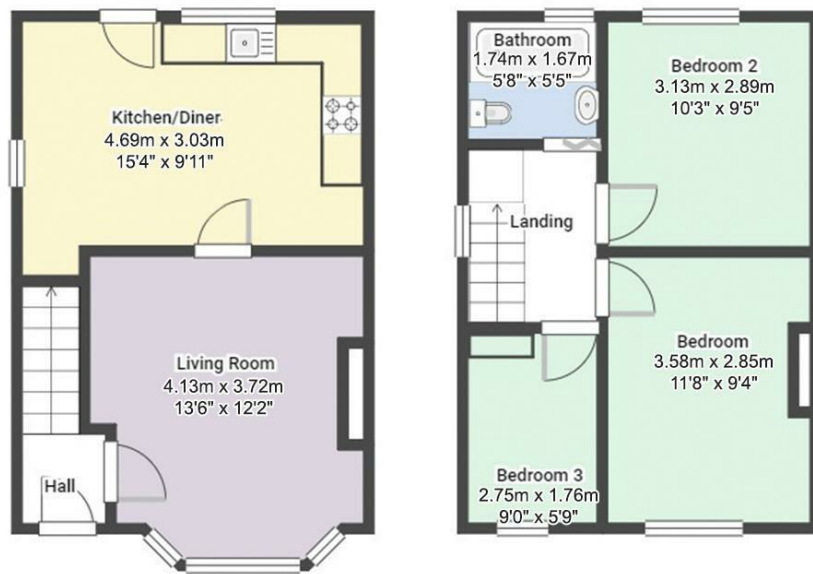


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

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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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