

HoldenCopley

PREPARE TO BE MOVED

Oxclose Lane, Arnold, Nottinghamshire NG5 6GA

Guide Price £160,000

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Guide Price £160,000 to £170,000

NO UPWARD CHAIN...

We are delighted to present this semi-detached house in a highly sought-after location, offering excellent convenience for a wide range of buyers. Situated close to local amenities such as shops, schools, and Nottingham City Hospital, the property also benefits from superb transport links into Nottingham City Centre and the surrounding areas. Being sold with no upward chain, this property presents an ideal opportunity for those looking to move quickly. Upon entering, the ground floor features a hallway that leads to a spacious living room, complete with a bay window at the front, allowing plenty of natural light. The fitted kitchen is equipped with fitted units and provides direct access to the conservatory. Moving to the first floor, the property offers three bedrooms and a family bathroom with a three-piece suite. Outside, the front of the property boasts a low-maintenance gravelled garden and gated access to the rear. The generous rear garden is a highlight, featuring a patio area, lawn, fenced boundaries, and additional gated access.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Hallway

The hallway has carpeted flooring, a radiator, and a UPVC door providing access into the accommodation.

Living Room

14'7" x 13'6" (4.46m x 4.12m)

The living room has a UPVC double glazed bay window to the front elevation, a TV point, a feature fireplace, and carpeted flooring.

Kitchen

14'9" x 8'3" (4.52m x 2.54m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, an in-built cupboard, space for a tumble dryer, a radiator, tiled splashback, vinyl flooring, a UPVC double glazed window to the rear elevation, and a UPVC door providing access into the conservatory.

Conservatory

10'3" x 6'4" (3.14m x 1.94m)

The conservatory has vinyl flooring, a UPVC double glazed surround, a Polycarbonate, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

11'4" x 9'0" (3.47m x 2.76m)

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

Bedroom Two

9'11" x 9'6" (3.03m x 2.91m)

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

Bedroom Three

7'11" x 6'9" (2.42m x 2.07m)

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

Bathroom

6'11" x 6'5" (2.11m x 1.96m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a gravelled garden, and gated access to the rear garden.

Rear

To the rear of the property is a good-sized rear garden with a patio, a lawn, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

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.

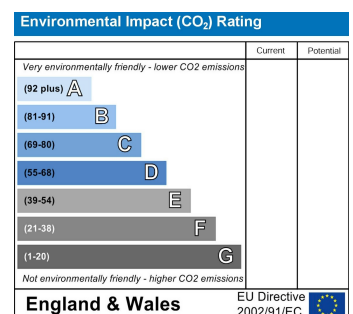
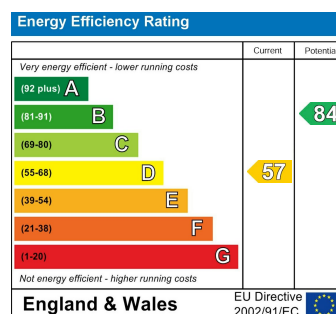
The vendor has advised the following:

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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