

HoldenCopley

PREPARE TO BE MOVED

Oxclose Lane, Arnold, Nottinghamshire NG5 6FX

Guide Price £170,000 - £180,000

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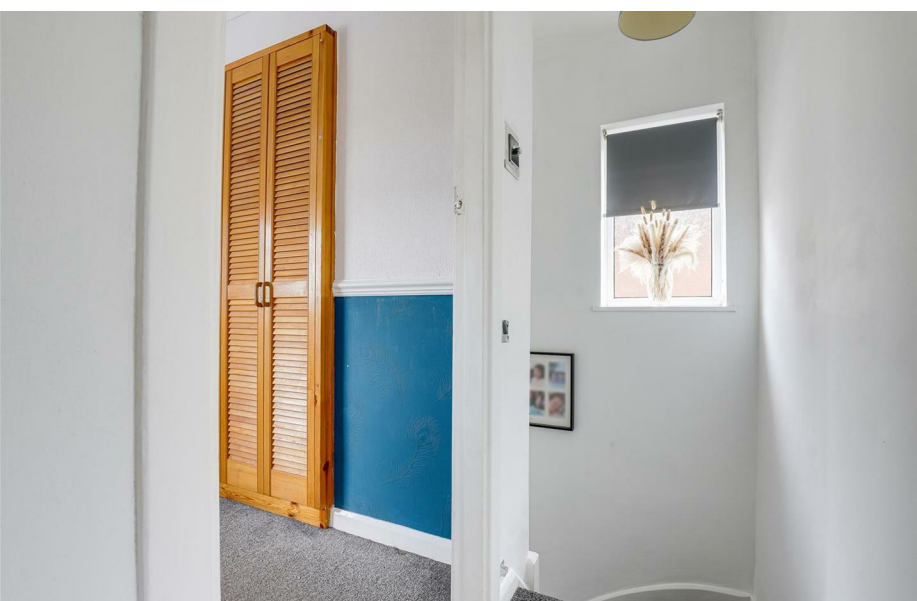
GUIDE PRICE £170,000 - £180,000

SEMI DETACHED HOUSE...

This well-maintained semi-detached home is perfectly positioned in a popular location, offering excellent transport links and close proximity to local amenities, making it ideal for first-time buyers or investors looking for a sound opportunity. As you enter the property, you're greeted by a welcoming entrance hall that leads into a spacious and light-filled living room, providing a comfortable space for relaxation. Adjacent to the living room is a well-appointed fitted kitchen, which offers ample storage and countertop space. From the kitchen, you have direct access to the rear garden, making it easy to enjoy outdoor living or entertain guests. The first floor hosts two generously sized bedrooms, each with ample natural light and space to accommodate your needs. A modern three-piece bathroom suite completes the first-floor layout, featuring a bath with an overhead shower, a washbasin, and a toilet. Externally, the property benefits from a neat and attractive frontage, with a gravelled border and a block-paved driveway providing ample off-road parking. Gated access leads to the rear, where you'll find a south-facing garden. This outdoor space is tiered, with a patio area perfect for outdoor dining or entertaining, and steps that lead up to an artificial lawn surrounded by planted borders. Continuing up, you'll find a decked seating area with a Pergola, providing a peaceful spot to relax. The garden is fully enclosed by fence panels and hedged boundaries, offering privacy, and features an outbuilding for additional storage along with security lighting for added peace of mind.

MUST BE VIEWED





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





GROUND FLOOR

Entrance Hall

4'3" x 2'8" (1.32m x 0.83m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a UPVC door providing access into the accommodation.

Living Room

11'0" x 14'7" (3.36m x 4.45m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a feature fireplace, a TV point, fitted base cupboards, coving to the ceiling, and wood-effect flooring.

Kitchen

8'3" x 14'11" (2.53m x 4.55m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and drainer with a swan neck mixer tap and drainer, space for a freestanding cooker, an extractor fan, space for a fridge freezer, space for a washing machine, a radiator, an in-built cupboard, coving to the ceiling, tiled splashback, tiled flooring, two UPVC double glazed windows to the rear elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

7'11" x 2'9" (2.42m x 0.84m)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the bordered loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Master Bedroom

14'7" x 9'7" (4.47m x 2.94m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, fitted wardrobes, and carpeted flooring.

Bedroom Two

9'7" x 9'11" (2.94m x 3.03m)

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

Bathroom

6'9" x 7'10" (2.08m x 2.41m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a 'P' shaped bath with a wall-mounted electric shower fixture, an in-built cupboard, a chrome heated towel rail, a shaver socket, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

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

Rear

To the rear of the property is an enclosed south facing tiered garden with a patio, security lighting, access to the outbuilding, steps up to an artificial lawn area, with plated borders, steps up to a decking seating area with a Pergola, a fence panelled and hedged 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 – Some coverage of Voice, 3G & 4G & 5G

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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	

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FLOOR PLAN 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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