

# HoldenCopley

PREPARE TO BE MOVED

Oakington Close, Arnold, Nottinghamshire NG5 5GY

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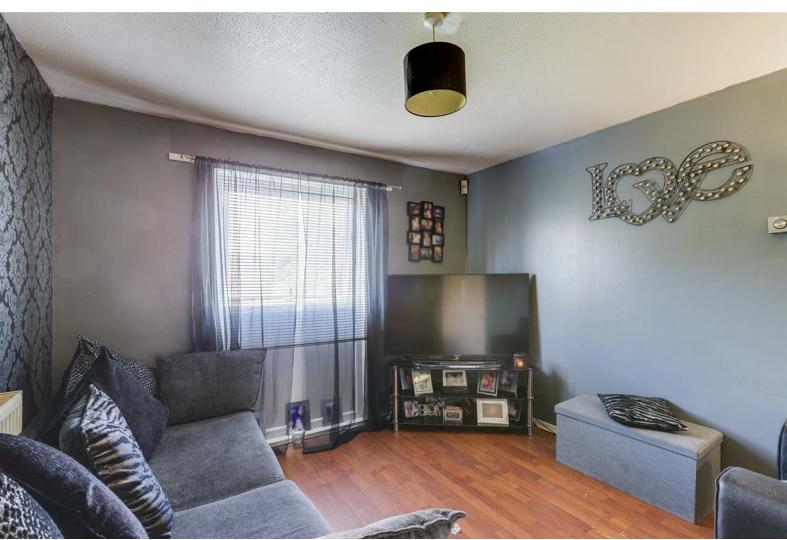
Guide Price £140,000 - £160,000

GUIDE PRICE £140,000 - £150,000

NO UPWARD CHAIN...

This three bedroom end-terraced house offers spacious accommodation throughout and plenty of potential, making it the perfect purchase for an investor as it is being sold with a tenant in situ and with no upward chain. The property is positioned in a quiet cul-de-sac within close proximity to a range of local amenities, including shops, eateries and excellent transport links into Nottingham City Centre. It is also within easy reach of Nottingham City Hospital and is in catchment for great schools. To the ground floor there is an entrance hall, a W/C, a spacious living room, a dining room and a fitted kitchen with access to the rear garden. The first floor carries three good-sized bedrooms serviced by a three-piece bathroom suite. Outside, to the front of the property is a low-maintenance courtyard with access to the rear. To the rear of the property is a mature, enclosed garden featuring a range of established trees, shrubs and bushes, with panelled fencing to the boundary.

MUST BE VIEWED



- End Terraced House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- Enclosed Rear Garden
- Plenty Of Potential
- Tenant In Situ
- Must Be Viewed

## GROUND FLOOR

### Entrance Hall

10'10" x 10'10" (max) (3.31m x 3.31m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built cupboard, and a UPVC door providing access into the property.

### W/C

4'9" x 4'7" (1.47m x 1.41m )

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

### Living Room

10'11" x 10'9" (3.33m x 3.30m )

The living room has a UPVC double glazed window to the front elevation, a TV point, a radiator, and wood-effect flooring.

### Dining Room

10'9" x 8'11" (3.30m x 2.73m )

The dining room has a UPVC double glazed window to the rear elevation, a radiator, and wood-effect flooring.

### Kitchen

12'8" x 10'11" (max) (3.87m x 3.33m (max))

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 with a gas ring hob, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, a wall-mounted boiler, tiled splashback, vinyl flooring, two UPVC double glazed windows to the rear elevation, and a door opening to the rear garden.



## FIRST FLOOR

### Landing

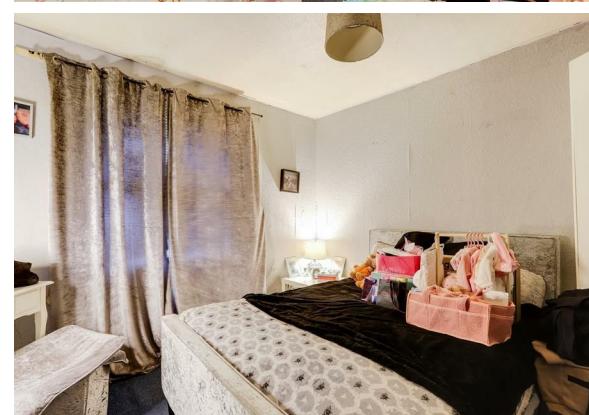
11'1" x 5'8" (3.64m x 1.74m )

The landing has carpeted flooring, and access to the first floor accommodation.

### Bedroom One

13'10" x 10'9" (4.24m x 3.30m )

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



### Bedroom Two

10'10" x 10'10" (3.31m x 3.31m )

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

### Bedroom Three

12'3" x 7'8" (max) (3.75m x 2.36m (max))

The third bedroom has a UPVC double glazed window to the front elevation, access into the loft, and carpeted flooring.

### Bathroom

9'4" x 4'9" (2.85m x 1.46m )

The bathroom has UPVC double glazed obscure windows to the front elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, a radiator, tiled splashback, and vinyl flooring.



## OUTSIDE

### Front

To the front of the property is a small courtyard, and access to the rear garden.

### Rear

To the rear of the property is an enclosed mature garden with various panelled trees, shrubs and bushes, and fence panelled boundary.

## 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 100Mbps

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 Defences – 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





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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**0115 8969 800**  
26 High Street, Arnold, Nottinghamshire, NG5 7DZ  
[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)  
[www.holdencopley.co.uk](http://www.holdencopley.co.uk)