



14 Upminster Drive, Arnold – NG5 8DT

Guide Price **£300,000**

DavidJames
the estate agent



14 Upminster Drive

Arnold, Nottingham

Conveniently located detached house near Arnold's amenities & bus routes. 3 bedrooms, lounge with fireplace, dining room, kitchen, fully tiled bathroom, gas heating, double glazing, alarm system, double driveway, garage, rear garden with patio.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached house situated close to Arnold's amenities and bus routes
- Three bedrooms, bedroom one with built-in wardrobes, bedroom two with storage cupboard
- Entrance hall with storage cupboard
- Lounge with a gas fire set to a fireplace and glazed double doors to the dining room
- Dining room with patio doors to the rear garden
- Extended kitchen with integrated double oven and hob
- Fully tiled first floor bathroom/Wc with white suite and electric shower
- Gas central heating, double glazing, alarm system
- Double width driveway provides off road parking for two vehicles, garage with double doors
- Enclosed south-west facing lawned rear garden with patio area and private tree-lined rear aspect









Floor 0



Floor 1



Approximate total area⁽¹⁾

91.91 m²

989.31 ft²

Reduced headroom

0.77 m²

8.29 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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