



14 Osgood Road, Arnold – NG5 6RF

Guide Price **£385,000**

DavidJames
the estate agent



14 Osgood Road

Arnold, Nottingham

GUIDE PRICE £400,000 – £425,000 Extended 4 bed detached family home in a cul-de-sac close to Mapperley and Arnold! Available with no chain and offering versatile living spaces – viewing is essential!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

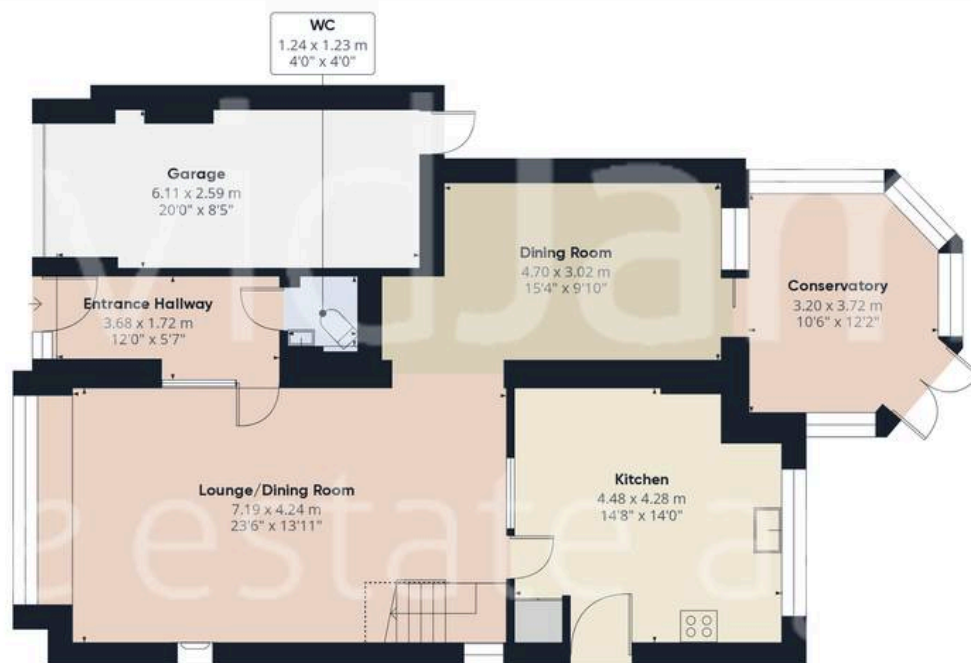
EPC Environmental Impact Rating:

- Spacious and extended detached family home
- Offered to the market with no upward chain
- Within easy reach of both Arnold and Mapperley's amenities, schools and frequent bus services
- Quiet cul-de-sac location
- Generous lounge, separate dining room and versatile conservatory
- Breakfast kitchen with a range of fitted units and panoramic rear views
- Four bedrooms (main bedroom with an en-suite shower room)
- First floor family bathroom and a further convenient ground floor WC
- Mature landscaped rear garden with far-reaching views
- Block paved driveway leading to a useful garage









Floor 0

Approximate total area⁽¹⁾

159.46 m²

1716.42 ft²

Reduced headroom

1.27 m²

13.63 ft²



Floor 1

(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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