



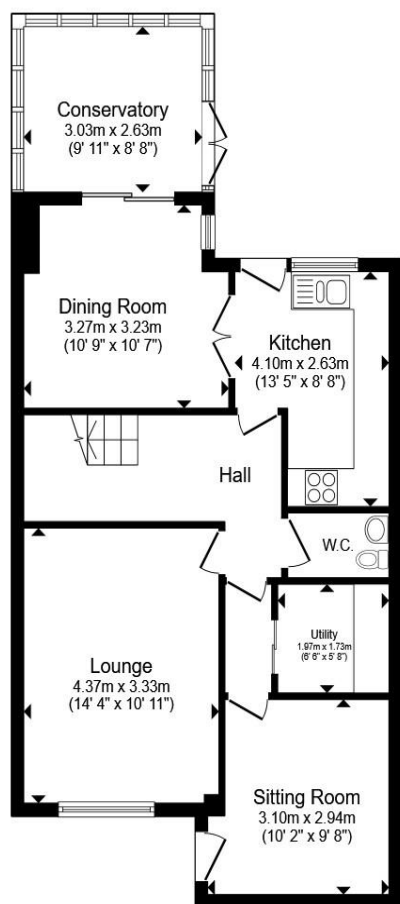
Coppice Road,Arnold Nottingham NG5 7HE

welcome to

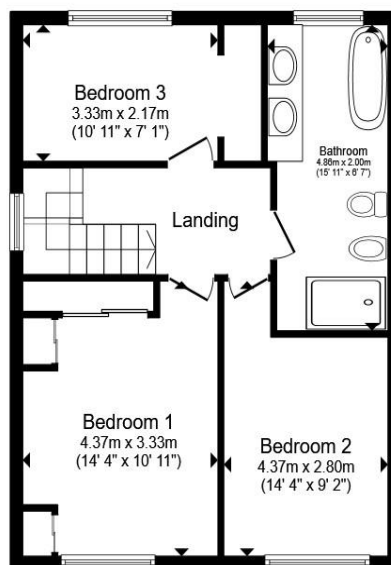
Coppice Road, Arnold Nottingham

****IDEAL FAMILY HOME**** THREE BEDROOM DETACHED property located on Coppice Road with OFF-STREET PARKING and ENCLOSED LOW MAINTENANCE REAR GARDEN. Boasting TWO RECEPTION ROOMS, CONSERVATORY and UTILITY ROOM. CLOSE PROXIMITY TO GEDLING COUNTRY PARK and ARNOLD TOWN CENTRE.





Ground Floor



First Floor

Total floor area 121.5 m² (1,308 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall / Boot Room

10' 2" MAX x 9' 8" MAX (3.10m MAX x 2.95m MAX)

Living Room

10' 11" MAX x 14' 4" MAX (3.33m MAX x 4.37m MAX)

Dining Room

10' 7" MAX x 10' 9" MAX (3.23m MAX x 3.28m MAX)

Kitchen

8' 8" MAX x 13' 5" MAX (2.64m MAX x 4.09m MAX)

Utility Room

5' 8" MAX x 6' 6" MAX (1.73m MAX x 1.98m MAX)

Conservatory

9' 11" MAX x 8' 8" MAX (3.02m MAX x 2.64m MAX)

Bedroom One

14' 4" MAX x 10' 11" MAX (4.37m MAX x 3.33m MAX)

Bedroom Two

9' 2" MAX x 14' 4" MAX (2.79m MAX x 4.37m MAX)

Bedroom Three

10' 11" MAX x 7' 1" MAX (3.33m MAX x 2.16m MAX)

welcome to

Coppice Road, Arnold Nottingham

- Council Tax Band: C
- THREE BEDROOM DETACHED HOME
- OFF-STREET PARKING TO FRONT VIA DRIVEWAY
- TWO RECEPTION ROOMS & ENTRANCE HALL / BOOT ROOM
- CONSERVATORY & UTILITY ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS119773



Property Ref:
NVS119773 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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