



3 Sobers Gardens, Arnold, NG5 6QU

£210,000

 3  1  2  D

Marriotts



3 Sobers Gardens Arnold, NG5 6QU

- Semi-detached house in a popular Arnold location
- Fitted kitchen opening into the large conservatory
- Detached garage to the rear
- Three bedrooms and a modern shower room
- Through lounge and dining room

Nestled in a sought-after location of Arnold, this charming three-bedroom semi-detached house offers a delightful retreat for families and individuals alike. Being set back from the road, providing a peaceful atmosphere down a pedestrian walkway, with picturesque views of a green-lined area.

Upon entering, you are greeted by a spacious entrance hall that leads to a comfortable lounge, seamlessly flowing into the dining room. There is a good-sized fitted kitchen, while the generous conservatory provides a lovely space to relax and enjoy views of the rear garden. To the first floor the property has three well-proportioned bedrooms and a modern shower room with three-piece suite. To the front there is an attractive low-maintenance garden, and the rear garden is complete with a lawn and mature borders, create a serene outdoor space. Accessed from a service road, a detached garage at the rear offers additional storage or parking options.

This well cared-for family home is ready for its next chapter, offering a wonderful opportunity for new owners to create lasting memories. Its prime location ensures easy access to local schools, public transport, and various amenities, making it an ideal choice for those seeking a blend of convenience and tranquillity.

£210,000



Entrance hall

The front UPVC door leads into the entrance hall which is carpeted, has a radiator, wall thermostat heating controls and an understairs cupboard housing the RCD board and electric meter.

Lounge

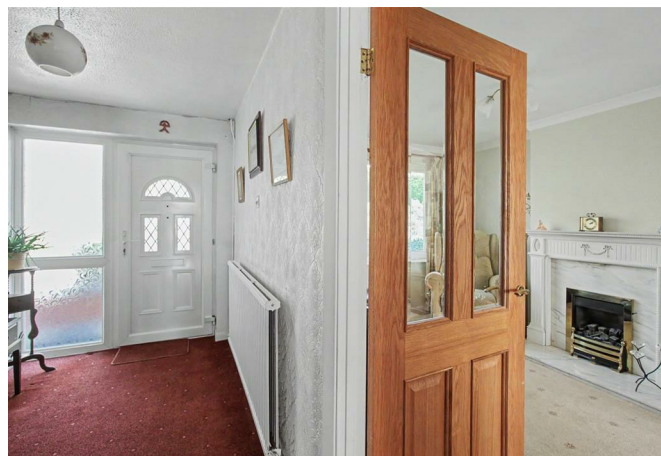
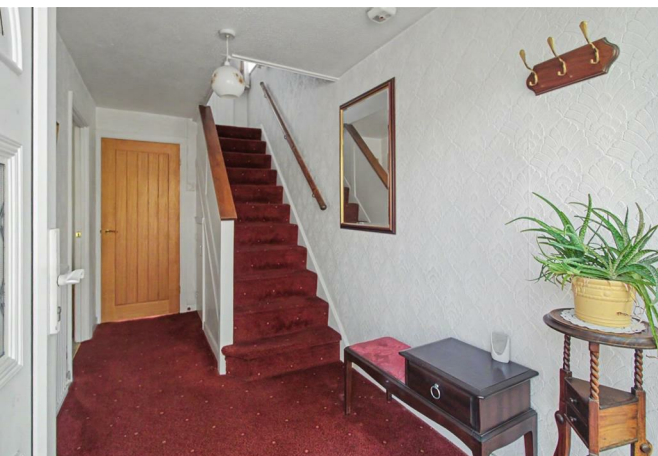
Feature gas fire set within a hearth and surround, carpet and UPVC double glazed window to the front. Archway opens into the dining room.

Dining room

Carpet, radiator, UPVC double glazed window and door into the conservatory

Conservatory

The conservatory has a tiled floor and doors leading to the garden and kitchen.



Kitchen

The kitchen has fitted wall and floor cabinets, one of which houses the central heating boiler, there is space for a tall fridge freezer, cooker and washing machine, worktop, tiled walls and floor, stainless steel sink and drainer with mixer tap, UPVC window to the side.

Landing

UPVC double glazed window to the side, radiator, loft access and carpet.

Bedroom 1

The master bedroom has a range of fitted wardrobes and draw units, radiator, carpet and UPVC double glazed windows to the front.

Bedroom 2

UPVC double glazed window to the rear, carpet, storage cupboard and radiator.

Bedroom 3

Radiator, carpet and UPVC double glazed windows to the front.

Shower room

The shower room is fully tiled and with a tiled floor, it is fitted with a combination vanity and toilet unit with concealed cistern and sink with mixer tap. There is a corner shower unit with electric shower and glass sliding screen, along with a heated towel rail and the UPVC double glazed window looks to the rear.

Outside

Steps leads down from the communal pathway through the front garden, which is tiered with sleeper and gravel boarders. The rear garden has lawn and planted boarders, and a paved seating area. Pathway leads to the detached garage and service road.

Material Information

TENUR Freehold

COUNCIL TAX:

PROPERTY CONSTRUCTION: Cavity brick





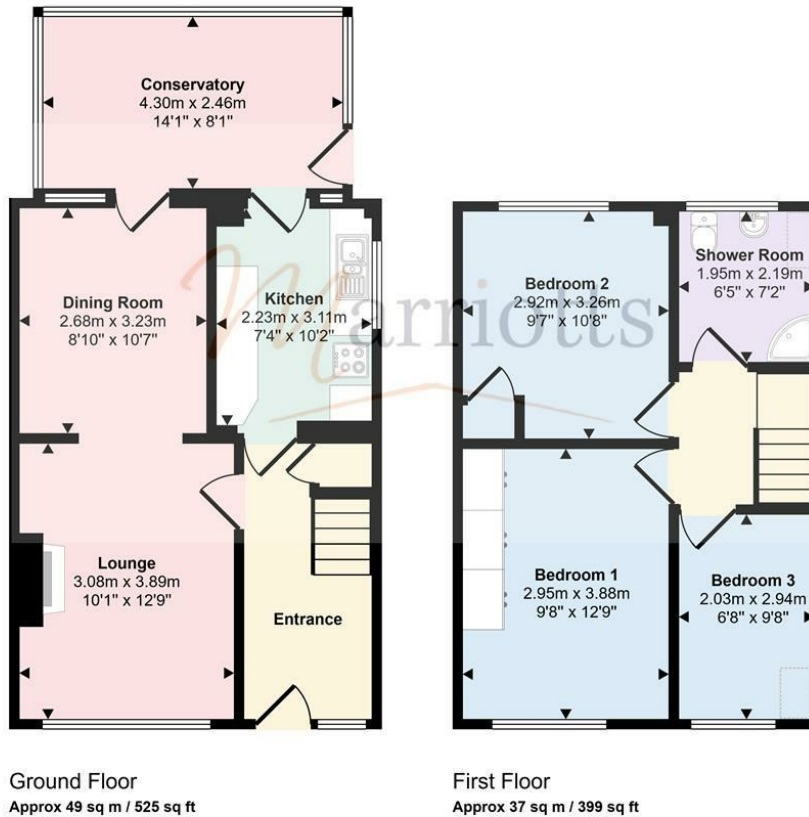


ANY RIGHTS OF WAY AFFECTING PROPERTY: No
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
 FLOOD RISK: Low
 ASBESTOS PRESENT: Not known
 ANY KNOWN EXTERNAL FACTORS: No
 LOCATION OF BOILER: Kitchen
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER: British gas
 MAINS ELECTRICITY PROVIDER: British gas
 MAINS WATER PROVIDER: Severn Trent
 MAINS SEWERAGE PROVIDER: Severn Trent
 WATER METER: No
 BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
 MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
 ELECTRIC CAR CHARGING POINT: not available.
 ACCESS AND SAFETY INFORMATION: Steps to the front door





Approx Gross Internal Area
86 sq m / 924 sq ft



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	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.

2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.

3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.

4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.

5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.Marriotts.net

