



62 Coppice Road, Arnold, Nottingham, NG5 7HU

Asking Price £180,000

- Well Presented Three Bedroom Semi Detached House
- Downstairs W.C
- Two Double Bedrooms and a Further Single
- Low Maintenance Rear Garden
- No Upward Chain
- Lounge and Kitchen
- Gas Central Heating
- First Floor Bathroom
- Driveway and Front Garden

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Well Presented Three Bedroom Semi Detached House. Accommodation comprises; Lounge, Kitchen, Downstairs W.C, Two Double and a further single bedroom and a first floor bathroom. Externally is a driveway and garden to the front elevation and a low maintenance garden to the rear. No Upward Chain.



Council Tax Band: B



Porch
Door to the entrance hall.

which has a paved patio area and a low maintenance garden.

Entrance Hall
With a door to the Lounge and Stairs to the first floor landing.

Lounge
12'2 x 14'0 inot bay
uPVC double glazed bay window to the front elevation. Radiator. Door to the Kitchen/Diner.

Kitchen/Diner
12'0 x 9'11
Range of high gloss base and wall units. Black rolled top surfaces with stainless steel sink unit and red tiled splash backs. Integrated extractor. Plumbing for washing machine. Space for cooker. uPVC double glazed window to the rear elevation. Under stairs cupboard housing a gas boiler. Door to the rear garden and the W.C.

Downstairs W.C
Low level toilet. Wall mounted wash hand basin. Frosted uPVC double glazed bay window to the rear elevation.

First Floor Landing
Doors to all bedrooms and the bathroom.

Master Bedroom
12'0 x 9'2
uPVC double glazed window to the front elevation. Radiator.

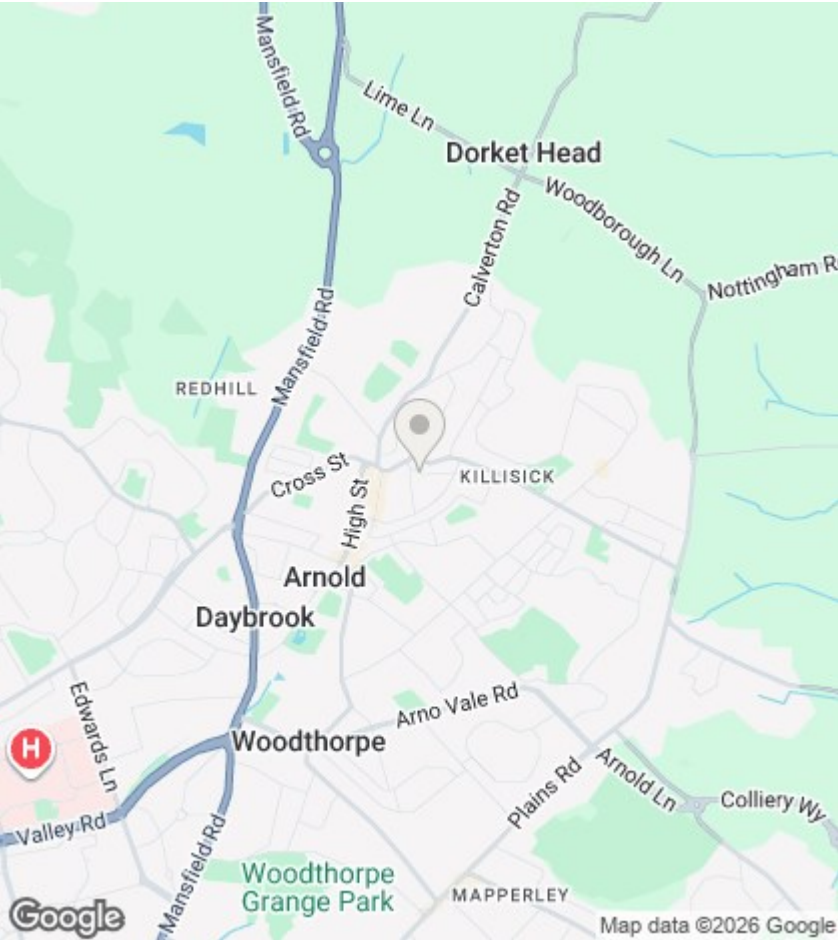
Bedroom Two
9'3 x 9'11
uPVC double glazed window to the rear elevation. Radiator.

Bedroom Three
5'8 x 8'11
uPVC double glazed window to the front elevation. Radiator.

Bathroom
Frosted uPVC double glazed window to the front elevation. Radiator. Low level toilet. Pedestal wash hand basin. Panelled bath with tiled splash back and electric shower. Extractor.

Exterior
There is a driveway and garden to the front elevation and a gate to the side leading to the rear garden





Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	