



3 Sobers Gardens, Arnold, NG5 6QU

£210,000





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- 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.

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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

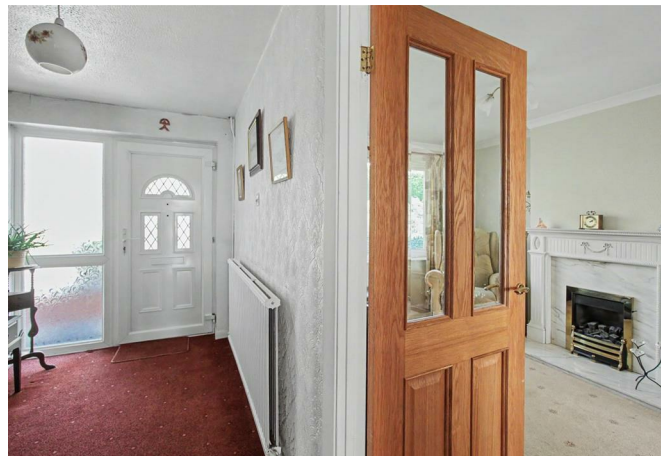
Feature gas fire set within a hearth and surround, carpet and UPVC double glazed window to the front. Archway opens into the dining room.

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





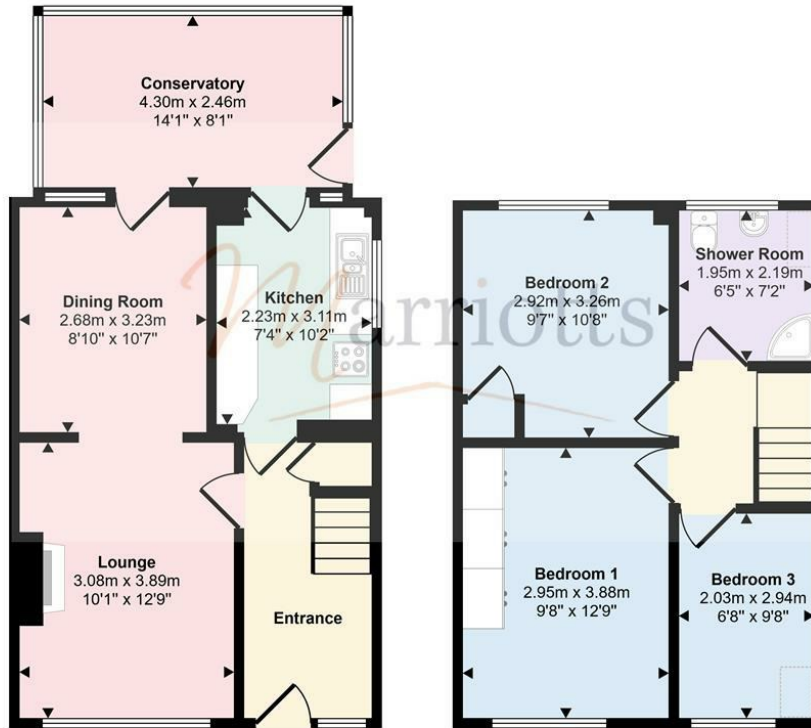


ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Low
ASBESTOS PRESENT: Not known
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: British gas
MAINS ELECTRICITY 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



Ground Floor
Approx 49 sq m / 525 sq ft

First Floor
Approx 37 sq m / 399 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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