

HoldenCopley

PREPARE TO BE MOVED

Oxborough Road, Arnold, Nottinghamshire NG5 6FG

Offers Over £235,000

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DETACHED FAMILY HOME...

This three-bedroom detached house offers deceptively spacious accommodation throughout and would make the perfect home for a range of buyers, including families, first-time buyers, or anyone looking to put their own stamp on a property. Situated in a popular location, the property is just a stone's throw away from a range of local amenities, including shops, well-regarded schools, and excellent transport links. To the ground floor, the property comprises an entrance porch leading into a hallway, a living room with a feature fireplace, a separate dining room, a well-appointed fitted kitchen, a rear porch, and a convenient W/C. Upstairs, the first floor hosts three good-sized bedrooms, a three-piece bathroom suite, and access to the loft for additional storage. Outside, to the front of the property is a driveway and a garden with a lawn, while to the rear is a garden featuring a paved patio area—perfect for outdoor seating—and a lawn.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Two Reception Rooms
- Ground Floor W/C
- Three Piece Bathroom Suite
- Off-Road Parking
- Front & Rear Gardens
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Porch

6'11" x 8'2" (2.13m x 2.49m)

The entrance porch has a UPVC double-glazed window to the front elevation, tiled flooring, a radiator, coving, a ceiling rose and a single UPVC door providing access into the accommodation.

Hall

5'11" x 10'3" (1.81m x 3.13m)

The hall has a UPVC double-glazed window to the front elevation, wood-effect flooring, carpeted stairs, a radiator and coving.

Living Room

12'4" x 13'1" (3.76m x 3.99m)

The living room has UPVC double-glazed windows to the front elevation, wood-effect flooring, a radiator, a feature fireplace with a decorative surround and coving.

Dining Room

13'0" x 9'4" (3.97m x 2.86m)

The dining room has a UPVC double-glazed full length window to the rear elevation, wood-effect flooring, a radiator, coving and a single UPVC door providing access out to the garden.

Kitchen

13'0" x 9'7" (3.98m x 2.94m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, tiled splashback, space for a freestanding cooker with an extractor hood, space and plumbing for a washing machine and dishwasher, space for a tumble dryer, a stainless steel sink and a half with a drainer, space for a fridge-freezer, a built-in cupboard, wood-effect flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the rear elevation.

Hall

4'0" x 14'8" (1.23m x 4.48m)

The hall has tiled flooring, a built-in cupboard and a radiator.

Rear Porch

7'5" x 2'11" (2.27m x 0.90m)

W/C

6'0" x 2'11" (1.83m x 0.90m)

This space has a low level flush W/C, a wall-mounted wash basin, tiled flooring, partially tiled walls, a chrome heated towel rail and a skylight.

FIRST FLOOR

Landing

6'0" x 7'11" (1.84m x 2.42m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access into the loft, coving and provides access to the first floor accommodation.

Master Bedroom

9'9" x 10'5" (2.98m x 3.20m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in triple wardrobe.

Bedroom Two

11'5" x 9'2" (3.49m x 2.81m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Three

9'4" x 7'5" (2.85m x 2.27m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in cupboard.

Bathroom

5'7" x 7'5" (1.71m x 2.28m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, tiled flooring, partially tiled walls, a radiator and UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front is a driveway, a garden with a lawn and mature tree, a brick-built raised planter and a single iron gate providing rear access.

Rear

To the rear is a garden with a paved patio, a lawn and mature trees.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 1000 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

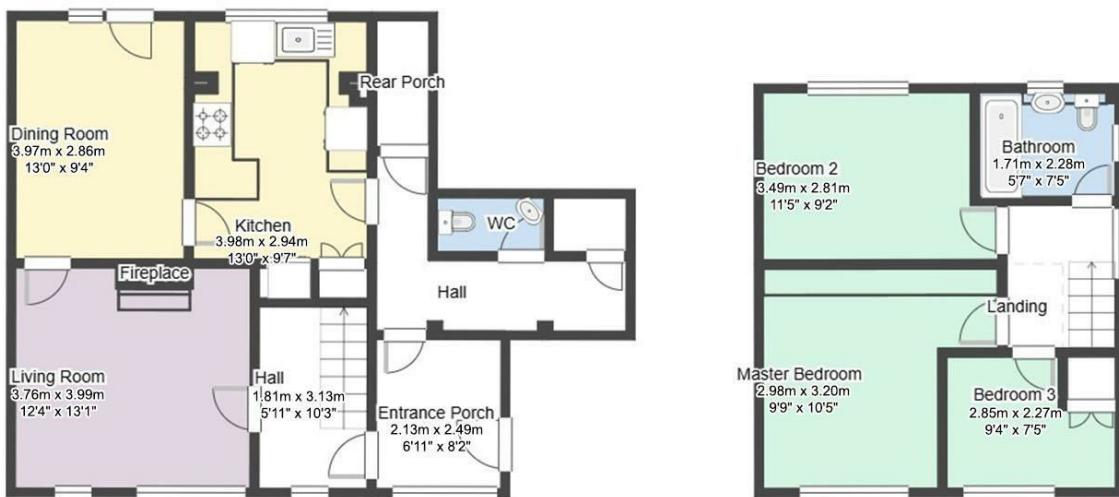
Property Tenure is Freehold

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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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