



19 OULTON CLOSE NOTTINGHAM

£950 Per

A two bedroom semi detached house within a sought after area in Arnold off road parking.

- The house is located in a quiet cul-de-sac street.
- The property has a driveway to the side of the house
- To the entrance is a hallway and downstairs W/C.
- On the ground floor is also a spacious lounge area which leads into the kitchen/diner.



- Cul-de-sac location • Dining kitchen • Downstairs WC • Enclosed garden • Driveway • Close to Arnold town centre

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Gas central heating.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

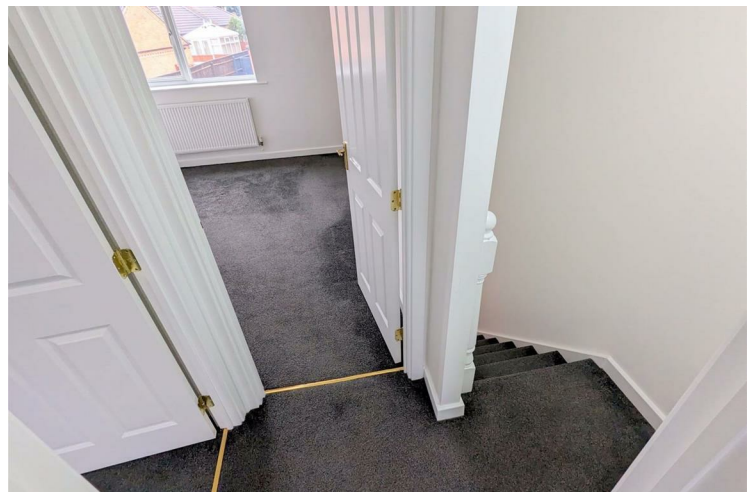
Flood risk in this location: Surface water = Very Low.

River/Sea = Very Low.

Flood risk from Groundwater = This location is outside of a groundwater flood alert area
Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

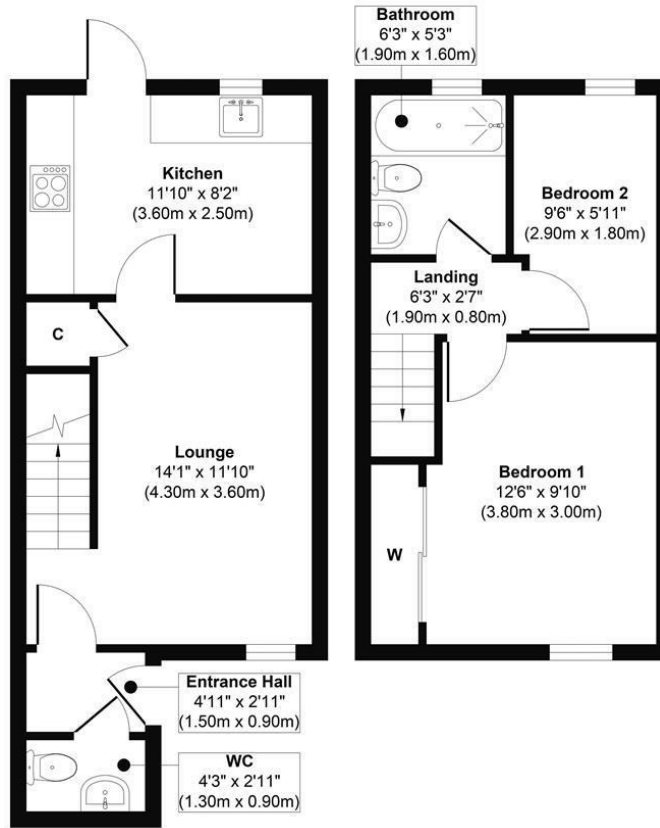
Council: Gedling Borough Council



- Close to schools and public transport links • Council tax band = B • EPC Rating = C



19 Oulton Close Arnold NG5 6SW



Ground Floor
Approximate Floor Area
301 sq. ft
(27.99 sq. m)

First Floor
Approximate Floor Area
267 sq. ft
(24.84 sq. m)

Approx. Gross Internal Floor Area 568 sq. ft / 52.83 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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