

# HoldenCopley

PREPARE TO BE MOVED

Oxengate, Arnold, Nottinghamshire NG5 6FY

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Guide Price £120,000

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GUIDE PRICE £120,000 - £130,000

## THE PERFECT FIRST TIME BUY OR FAMILY HOME

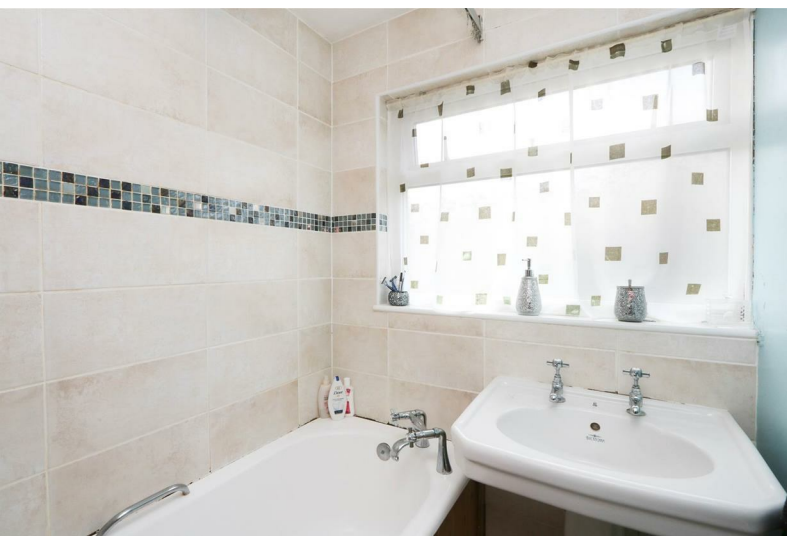
This semi detached house would make a great home for families and first time buyers alike.

The property is located on a quiet cul-de-sac within close proximity to local schools and Nottingham City Hospital.

The ground floor has a good sized lounge along with a kitchen diner.

The first floor has two double bedrooms and a single along and the bathroom with a separate WC.

Outside there is an enclosed private garden.





- Semi Detached
- Good Sized Lounge
- Kitchen/Diner
- Three Bedrooms
- Bathroom And WC
- Enclosed Garden
- Close To Nottingham City Hospital





ACCOMMODATION:

Ground Floor:

Hallway

The hall has a UPVC door, tiled flooring, a radiator and provides access to the ground floor accommodation

Lounge

13'5" x 11'9" (4.10 x 3.60)

The lounge has a double glazed window, a radiator, TV point a fireplace with feature surround

Dining Room

9'6" x 9'6" (2.90 x 2.90)

The dining area has a double glazed window, a radiator and space for a dining table

Kitchen

9'6" x 8'6" (2.90 x 2.60)

The kitchen has a range of base and wall units, a stainless steel sink and a half with drainer and mixer taps, an integrated oven, gas hob, extractor fan, space and plumbing for a washing machine, integrated dishwasher, space for a fridge freezer, tiled flooring and a double glazed window

First Floor:

Landing

The landing has loft access and provides access to the first floor accommodation

Master Bedroom

11'5" x 10'5" (3.50 x 3.20)

The main bedroom has a double glazed window, a radiator, exposed flooring and fitted wardrobes

Bedroom Two

12'5" x 10'2" (3.80 x 3.10)

The second bedroom has a double glazed window, a radiator, laminated flooring and a fitted wardrobe

Bedroom Three

8'6" x 7'2" (2.60 x 2.20)

The third bedroom has a double glazed window, a radiator and a storage cupboard

Bathroom

5'6" x 4'11" (1.70 x 1.50)

The bathroom has a bath, hand basin, tiled walls and a double glazed window

WC

This space has a low level flush WC and a double glazed window

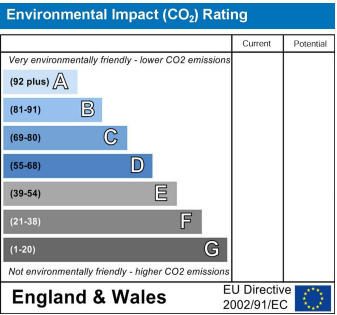
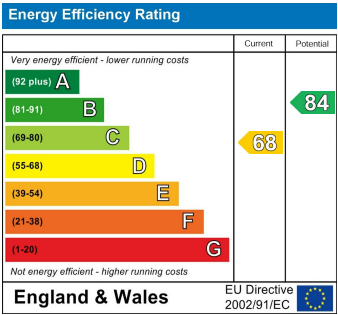
Outside:

Front

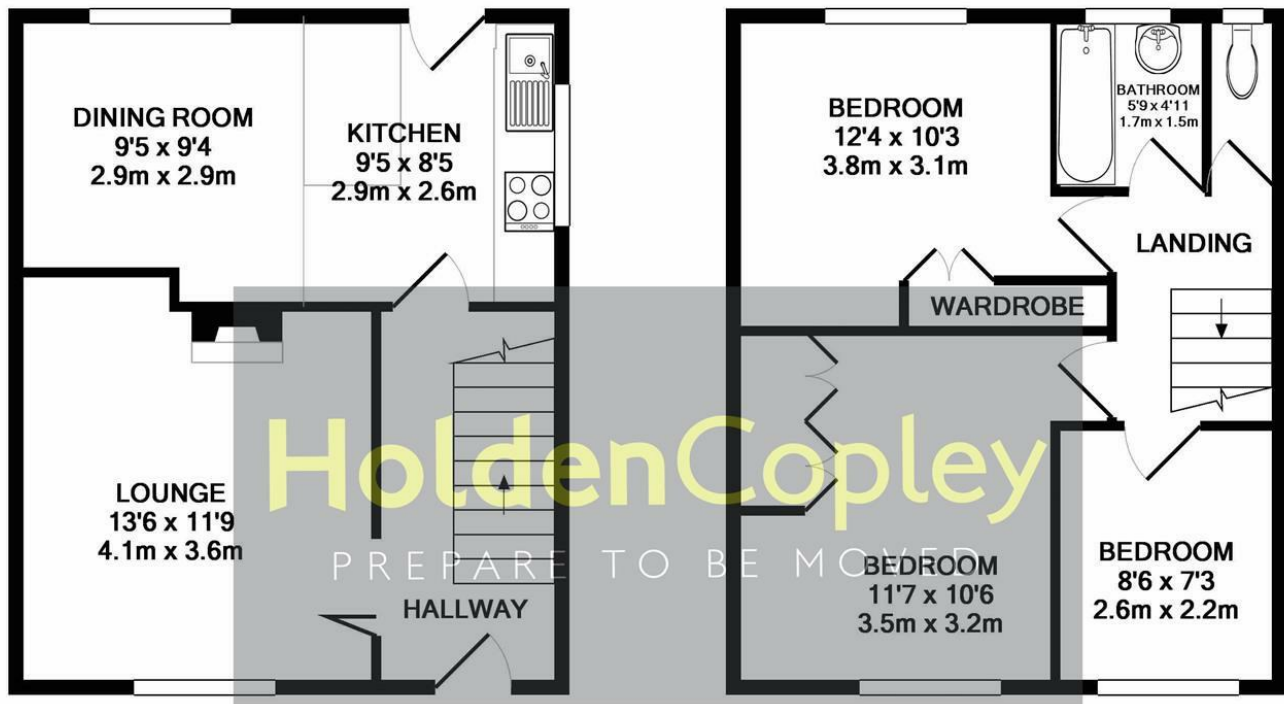
To the front of the property there is a lawned garden with a range of plants and shrubs

Rear

To the rear of the property there is a private enclosed garden with a patio area, lawned area, a brick built out house and a range of plants and shrubs



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