Robert Ellis

look no further. . .

Coppice Road
Arnold, Nottingham NG5 7GR

A TWO DOUBLE BEDROOM, END OF TERRACE FAMILY HOME SITUATED IN ARNOLD, NOTTINGHAM.

Guide Price £170,000 Freehold

** GUIDE PRICE £170,000 - £180,000 ** IDEAL FIRST TIME HOME ** POPULAR LOCATION **

Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC TWO DOUBLE BEDROOM, END OF TERRACE family home situated within the HEART of ARNOLD, NOTTINGHAM.

Upon entry, you are welcomed into the hallway which leads through to the lounge with under stairs storage. The ground floor also hosts the kitchen diner. To the rear is an enclosed garden with laid to lawn, flower beds, decked area and outdoor office space.

Stairs lead to landing, first double bedroom, second double bedroom with storage cupboard and modern family bathroom featuring a three piece suite.

To the front of the home is a low maintenance garden with laid to lawn, flower beds and shrubbery.

A viewing is ESSENTIAL to appreciate the SIZE and LOCATION of this great opportunity- Contact the office to arrange your viewing now!

Entrance Hallway
8'10" x 3'1" approx (2.71 x 0.95 approx)
Composite double glazed entrance door, vinyl flooring, door leading through to the lounge.

Lounge
10'9" x 15'3" approx (3.30 x 4.65 approx)
Laminate flooring, wall mounted radiator, UPVC double glazed window, wall mounted electric fire, understairs storage cupboard,

Understairs Storage Cupboard
2'7" x 5'1" approx (0.81 x 1.57 approx)

Kitchen Diner
8'11" x 14'1" approx (2.73 x 4.30 approx)
A range of wall and base units with worksurfaces over, space and plumbing for a washing machine, space and point a fridge freezer, integrated oven with four ring electric hob above and extractor hood above, stainless steel sink with mixer tap, wall mounted radiator, laminate flooring, UPVC double glazed windows, UPVC double glazed door leading out to the rear garden.

First Floor Landing
2'10" x 6'2" approx (0.88 x 1.90 approx)
Carpeted flooring, storage cupboard, doors leading off to:

Bedroom One
12'0" x 11'10" approx (3.68 x 3.62 approx)
Carpeted flooring, wall mounted radiator, UPVC double glazed window.

Bedroom Two
12'1" x 7'7" approx (3.70 x 2.32 approx)
Carpeted flooring, wall mounted radiator, UPVC double glazed window.

Storage Cupboard
2'4" x 2'11" approx (0.72 x 0.91 approx)

Family Bathroom
8'9" x 5'11" approx (2.69 x 1.82 approx)
Vinyl flooring, heated towel rail, tiling to the walls, UPVC double glazed window, WC, sink with mixer tap, bath with mixer tap and shower attachment.

Outside

Front of Property
To the front of the property there are steps leading to a lawned front garden with a range of mature plants and shrubbery planted throughout.

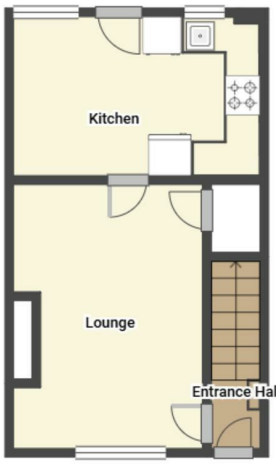
Rear of Property
To the rear of the property there is an enclosed rear garden with patio area, steps leading to garden laid to lawn with flowerbeds to the borders, further decked area, access to the outbuilding.

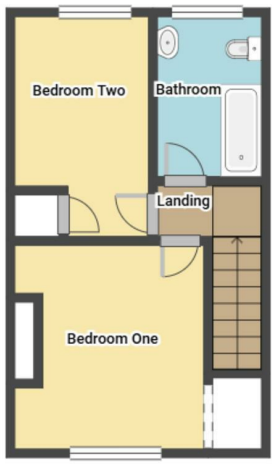
Summerhouse
Light and power.

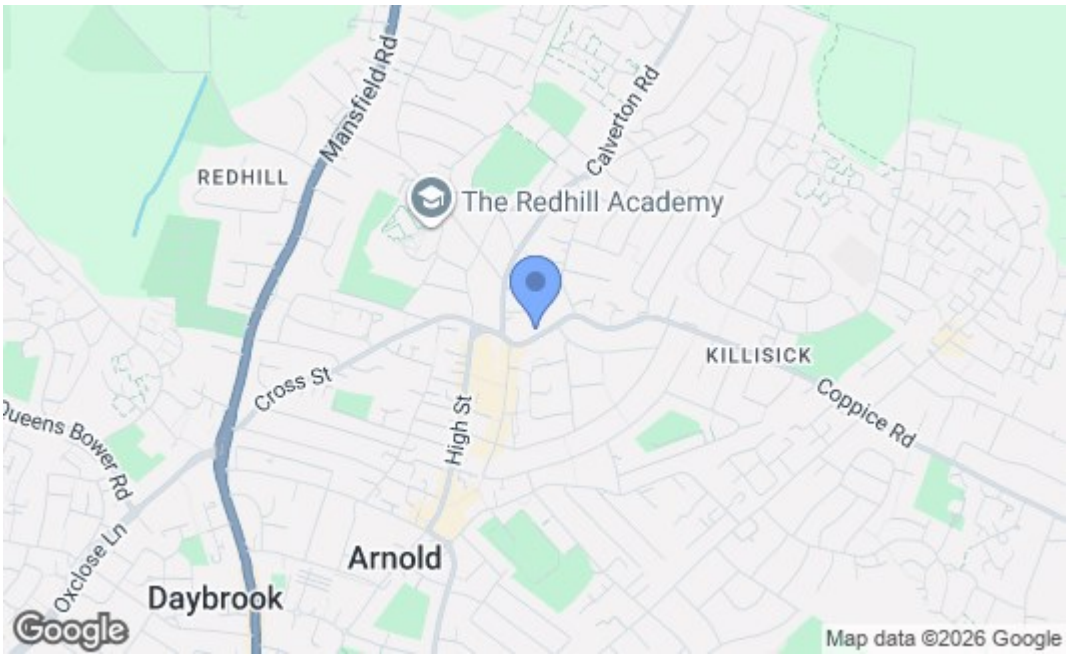
This space comprises two rooms one being the summer house and one being a shed both accessible by separate external doors, rubber roof, external double waterproof socket to the side, security lighting to the front.

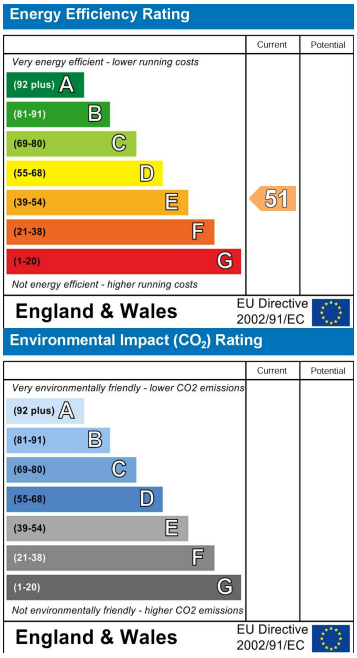
Currently utilised as a home office but could be altered to suit the buyers needs and requirements.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 15mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No









These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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