



Oxborough Road  
Arnold, Nottingham NG5 6FG

**Guide Price £180,000 Freehold**

**\*\*GUIDE PRICE £180,000 - £200,000!\*\***  
A FANTASTIC THREE-BEDROOM SEMI-DETACHED FAMILY HOME SITUATED IN ARNOLD, NOTTINGHAM.



**\*\*GUIDE PRICE £180,000 - £200,000!\*\***

**\*\* IDEAL FOR FIRST-TIME BUYERS AND INVESTORS \*\***

Welcome to Oxborough Road...

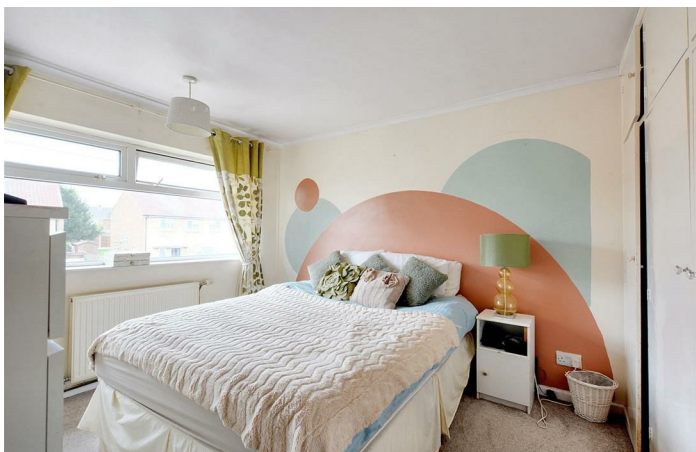
Robert Ellis estate agents are delighted to offer to the market this fantastic three-bedroom, semi-detached family home situated in Arnold, Nottingham.

There is easy access to Arnold Town Centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City Centre and surrounding villages/towns.

Upon entry, you are greeted by the entrance hallway, leading into the open plan kitchen dinner with fitted units, living room and family room which could be easily utilised as a home office, play room or further sitting area. The stairs lead to the landing, first double bedroom, second double bedroom, third bedroom and family bathroom with a modern 3 piece suite.

To the front of the property there is a driveway providing off the road parking and a low maintenance front garden. To the rear, there is an enclosed rear garden with block paved patio areas, low maintenance pebble areas and a laid to lawn garden.

A viewing is HIGHLY recommended to appreciate the size and location of this fantastic family home! Contact the office to arrange your viewing.



### Entrance Hallway

UPVC composite entrance door and UPVC double glazed window to the front elevation leading into the entrance hallway. Laminate flooring. Wall mounted radiator. Coving to the ceiling. Dado rail. Staircase to the first floor landing. Internal door leading into the kitchen diner

### Kitchen Diner

8'11" x 19'5" approx (2.72 x 5.92 approx)

UPVC double glazed windows to the side elevation. Laminate flooring. Wall mounted radiator. Coving to the ceiling. Tiled splashbacks. Range of matching wall, base and drawer units incorporating worksurfaces over. Breakfast bar with ample seating space. Stainless steel sink and drainer unit with dual heat tap above. Space and point for a freestanding cooker. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge freezer. Built-in under the stairs pantry cupboard with sliding door. Archway open through to family room. Internal door leading into the living room. UPVC double glazed sliding doors leading out to the enclosed rear garden.

### Living Room

13'1" x 12'8" approx (4 x 3.88 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Feature electric fireplace with wooden mantel, tiled hearth and surround. TV point.

### Family Room

6'11" x 9'7" approx (2.13 x 2.94 approx)

UPVC double glazed windows to the side and rear elevations. Carpeted flooring. UPVC double glazed door leading out to the enclosed rear garden.

### First Floor Landing

Carpeted flooring. Coving to the ceiling. Dado rail. Loft access hatch. Internal doors leading into bedroom 1, 2, 3 and family bathroom.

### Bedroom 1

10'9" x 9'9" approx (3.30 x 2.99 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Built-in double and triple wardrobes with storage cupboards above.

### Bedroom 2

8'11" x 13'0" approx (2.74 x 3.97 approx)

UPVC double glazed window to the rear elevation. Original wood flooring. Wall mounted radiator. Coving to the ceiling

### Bedroom 3

8'0" x 9'4" approx (2.44 x 2.87 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Dado rail.

### Family Bathroom

UPVC double glazed windows to the side and rear elevations. Wall mounted towel radiator. UPVC splashbacks. Modern white 3 piece suite comprising of a walk-in shower enclosure with a mains fed shower above, vanity wash hand basin with dual heat tap and storage cupboards below and a low level flush WC.

### Front of Property

To the front of the property there is a gated block paved driveway providing off the road parking, a low maintenance pebble garden with shrubbery, a block paved pathway to the front entrance with hedging and fencing to the borders.

### Rear of Property

To the rear of the property there is an enclosed rear garden with block paved patio areas, low maintenance pebble areas, a laid to lawn garden with shrubbery, a space for a shed, outside tap, fencing to the borders and secure gated access to the front of the property.

### 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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

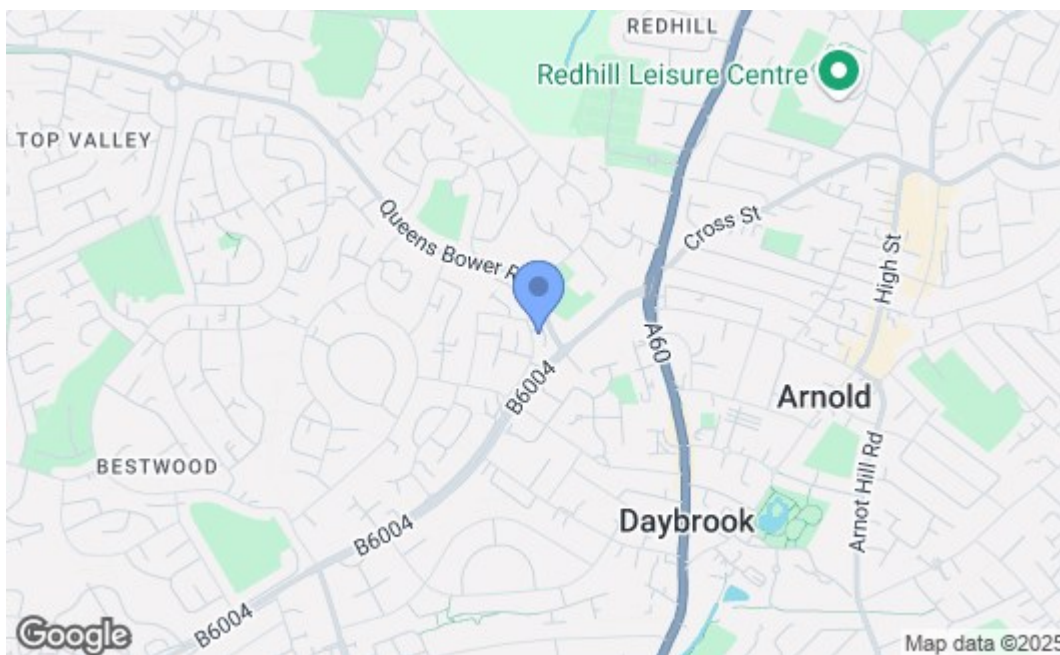
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.