



Coppice Road  
Arnold, Nottingham NG5 7HE

A TWO BEDROOM SEMI-DETACHED  
PROPERTY SELLING WITH NO UPWARD  
CHAIN

**Asking Price £160,000 Freehold**





**\*\* MUST VIEW \*\* IDEAL FIRST TIME BUYER OPPERTUNITY \*\***

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC TWO BEDROOM, SEMI DETACHED HOME situated in the HEART of ARNOLD, NOTTINGHAM.

The property is a stone's throw away from 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. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are welcomed into the hallway which leads to the living room, fitted kitchen, rear lobby and downstairs WC. The stairs lead to the landing, first double bedroom, second double bedroom with airing cupboard and family bathroom featuring a three-piece suite.

To the rear is a large, enclosed garden with paved patio, steps to lawn. There is also an outbuilding for storage. The front of the home offers low maintenance gravelled garden with mature shrubs.

A viewing is A MUST for this IDEAL FIRST TIME BUYER PROPERTY- Contact the office to arrange your viewing.





### Entrance Hallway

UPVC double glazed door to the side elevation. Staircase leading to the first floor landing. Electrical consumer unit. Metre points. Panel door leading through to the living room.

### Living Room

12'2 x 13'3 approx (3.71m x 4.04m approx)

UPVC double glazed picture window to the front elevation  
Wall mounted radiator. Ceiling light point with fan. Feature fireplace incorporating wooden surround, tiled hearth and living flame gas fire. Doorway opening through to fitted kitchen.

### Kitchen

8' x 12'8 approx (2.44m x 3.86m approx)

UPVC double glazed window to rear elevation. Tiled splashbacks. Ceiling light point. A range of matching wall and base units incorporating laminate worksurfaces above. Stainless steel sink with dual heat tap over. Space and point or a freestanding cooker. Space and plumbing for an automatic washing machine. Space and point or a freestanding fridge freezer. Pantry providing additional storage with shelving, wall mounted glow worm central heating boiler and UPVC double glazed window to rear elevation. internal glazed door leading through to rear lobby.

### Lobby

3' x 3'01 approx (0.91m x 0.94m approx)

UPVC double glazed door to side elevation. Ceiling light point. Under the stairs storage covered with light and power. Panel door leading to ground floor WC.

### Ground Floor WC

4'10 x 2'6 approx (1.47m x 0.76m approx)

UPVC double glazed window to the side elevation. Ceiling light point. Low level flush WC.

### First Floor Landing

UPVC double glazed window to the side elevation. Loft access hatch. Wall mounted radiator. Panel doors leading into bedroom 1, 2 and family bathroom.

### Bedroom 1

19'11 x 5'05 approx (6.07m x 1.65m approx)

UPVC double glazed picture window to the front elevation. Wall mounted radiator. Ceiling light point. Picture rail.

### Bedroom 2

12' x 9'02 approx (3.66m x 2.79m approx)

UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point. Airing cupboard housing hot water cylinder with additional storage above.

### Family Bathroom

4'11 x 5'10 approx (1.50m x 1.78m approx)

UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a walk-in shower enclosure with Mira shower over, pedestal wash hand basin and a low level flush WC.

### Outside of Property

The property benefits from having gardens to front and rear elevation. To the front of the property there is a low maintenance gravel garden, with mature shrubs planted to the borders, a pathway to the front entrance door with fencing and hedges to the boundaries.

To the rear elevation there's a good size family garden being laid mainly to lawn with a large paved patio area, space for garden store with hedging to the boundaries and picturesque views of the neighbouring allotments and Arnold.

### 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

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

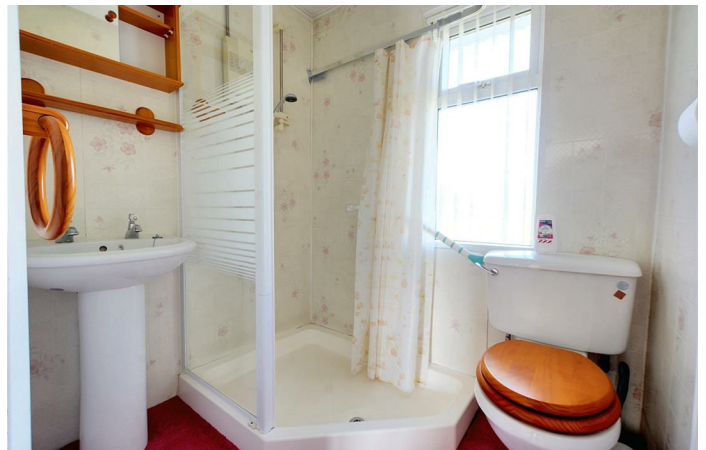
Flood Risk: No flooding in the past 5 years

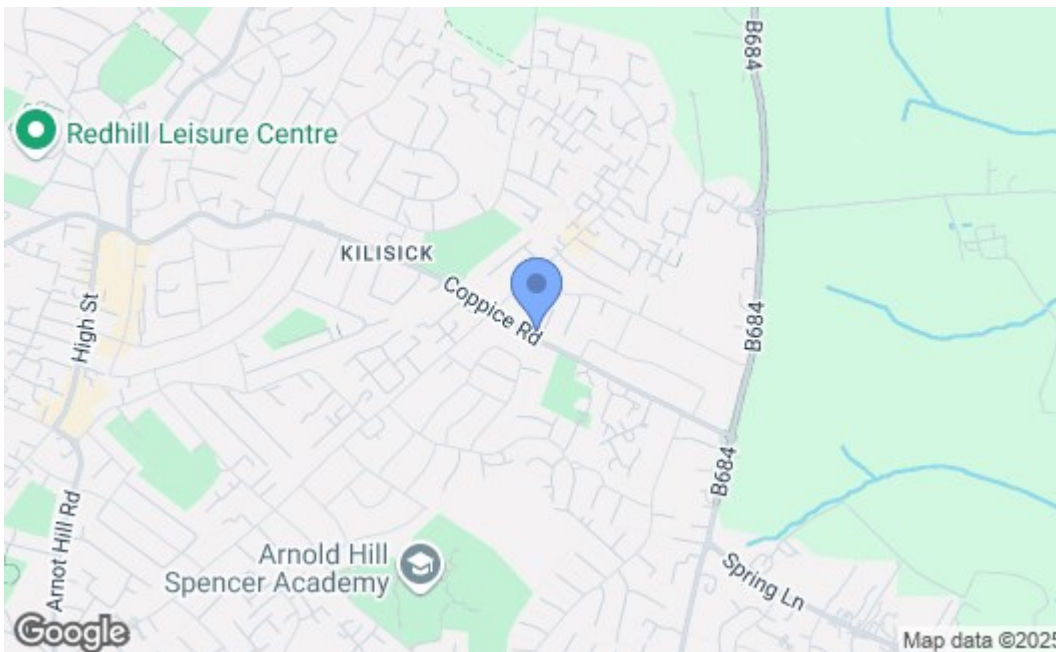
Flood Defences: No

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			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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.