



Oakdale Road
Arnold, Nottingham NG5 8BX

A THREE BEDROOM SEMI DETACHED
HOME FOR SALE IN ARNOLD!

Asking Price £210,000 Freehold



Robert Ellis Estate Agents are delighted to offer for sale this well-presented three-bedroom semi-detached property. The home features two reception rooms, providing ample space for family living and entertaining. The modern kitchen is well-equipped with plenty of room for meal preparation and storage.

Downstairs, you'll also find a convenient WC, ideal for busy family life. Upstairs, there are three bedrooms and a family bathroom, providing comfortable accommodation. The property benefits from a private rear garden, perfect for outdoor relaxation.

A driveway and a garage which provides off-road parking for convenience. Situated in a popular location, this home is close to local schools, shops, and excellent transport links, making it a fantastic choice for families or professionals.



Front of Property

To the front of the property there is a driveway providing off the road parking, patio area leading to the front entrance door surrounded with a wall and gate.

Entrance Hallway

To the front of the property a UPVC entrance door leads to the hallway comprising UPVC double glazed window to the side elevation, wall mounted radiator, carpeted flooring, cupboard housing the electric meter, stairs to first floor, door to lounge, door to further reception room.

Lounge

13'0" x 13'3" approx (3.97 x 4.04 approx)
Laminate flooring, UPVC double glazed bay window to the front elevation, gas fire with tiled hearth and wood surround, wood panelling, wall mounted radiator.

Second Reception Room

16'8" x 10'7" approx (5.10 x 3.23 approx)
Carpeted flooring, UPVC double glazed window to the rear elevation, under stair storage which houses the boiler, archway leading to the kitchen.

Kitchen

11'3" x 9'0" approx (3.45 x 2.75 approx)
Linoleum flooring, a range of wall, base and drawer units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, UPVC double glazed door to the side elevation, UPVC double glazed window to the rear elevation, space and point for a fridge freezer, wall mounted radiator, tiled splashbacks, plumbing and space for a washing machine, space and point for a cooker.

Downstairs WC

2'5" x 5'5" approx (0.75 x 1.66 approx)
Linoleum flooring, WC, UPVC double glazed window to the side.

First Floor Landing

Carpeted stairs lead to the first floor landing comprising UPVC double glazed window to the side elevation, doors to rooms, access to the loft.

Bedroom 1

11'6" x 13'1" approx (3.53 x 4.01 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, built in storage cupboard, fireplace.

Bedroom 2

11'8" x 9'10" approx (3.56 x 3.02 approx)
UPVC double glazed window to the side elevation, wall mounted radiator.

Bedroom 3

7'9" x 8'11" approx (2.38 x 2.74 approx)
Carpeted flooring, built-in storage, wall mounted radiator, UPVC double glazed window to the front elevation.

Bathroom

7'5" x 7'8" approx (2.27 x 2.35 approx)
Linoleum flooring, wall mounted radiator, airing cupboard, UPVC double glazed window to the rear elevation, WC, hand wash basin with separate hot and cold tap, bath with separate hot and cold tap incorporating electric shower above.

Garage

9'0" x 19'10" approx (2.76 x 6.05 approx)
Up and over door, power and lighting, UPVC double glazed window to the side elevation.

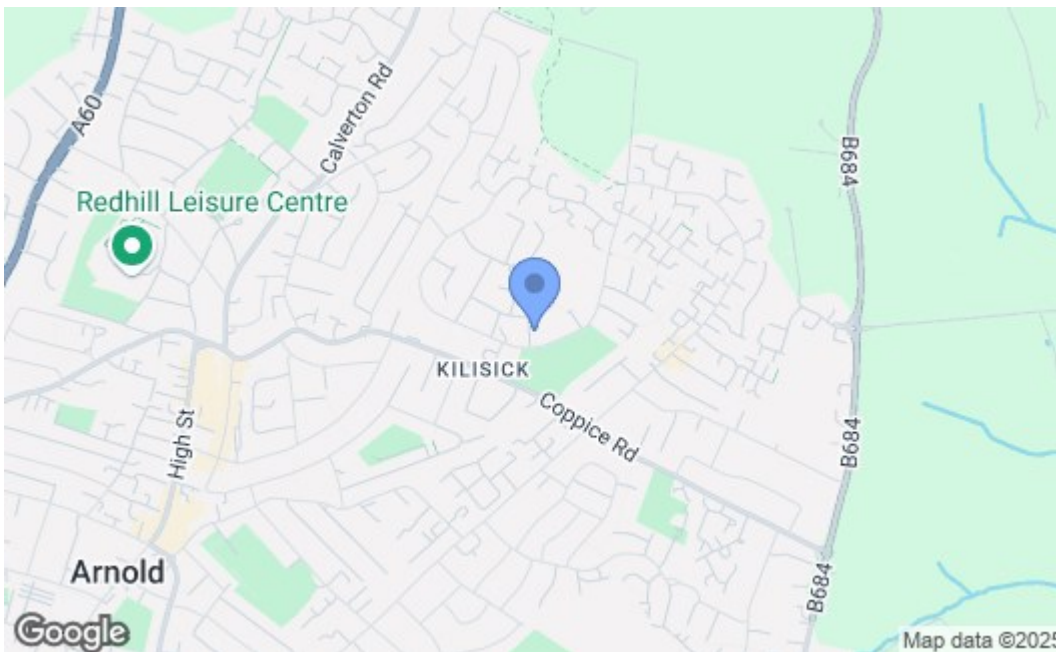
Rear of Property

To the rear of the property there is an enclosed rear garden with patio area and lawned area all surround by fencing with a range of plants and shrubbery planted to the borders, including a shed and a greenhouse.

Agents Notes: Additional Information

Council Tax Band: B
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

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & Wales 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.