



Oxclose Lane  
Arnold, Nottingham NG5 6FW

THREE BEDROOM SEMI-DETACHED HOME  
WITH HUGE POTENTIAL SELLING WITH  
NO UPWARD CHAIN.

**Offers In The Region Of £165,000 Freehold**



Robert Ellis are pleased to bring to the market this three-bedroom semi-detached home, ideally positioned within a popular and well-established residential area of Arnold.

Occupying a generous corner plot and offered to the market with no upward chain, this property presents a superb opportunity for buyers seeking a full modernisation project. Requiring updating throughout, it offers excellent scope to renovate, reconfigure, and create a home tailored entirely to individual tastes and requirements.

The location is a real highlight. Oxclose Lane sits within easy reach of Arnold's thriving High Street, offering a wide range of shops, supermarkets, cafés, and local amenities. The area remains highly popular with families due to the variety of well-regarded schools nearby, as well as access to green spaces and parks for outdoor leisure.

For commuters, there are excellent transport links into Nottingham City Centre, along with convenient access to surrounding areas such as Mapperley, Gedling, and Bestwood. Nottingham City Hospital is also within close proximity, making the location particularly appealing for those working locally.

Internally, the property offers well-proportioned accommodation with clear potential for improvement. The ground floor includes a spacious living room with bay window and a generous open plan living dining kitchen to the rear, with patio doors leading out to the garden—offering an excellent footprint for redesign and enhancement.

To the first floor are three bedrooms and a family bathroom, all of which would benefit from modernisation. Outside, the property enjoys a good-sized enclosed rear garden, along with a detached outbuilding and additional outdoor space afforded by its corner plot position.

This is an ideal opportunity for investors or buyers looking to take on a renovation project in a consistently popular part of Arnold, with significant potential to add value.



### Entrance Porch

3'05 x 6'3 approx (1.04m x 1.91m approx)

Windows to front and side elevations with double glazed access door, tiling to the floor, internal UPVC double glazed door leading to the inner entrance hallway.

### Entrance Hallway

12'10 x 5'09 approx (3.91m x 1.75m approx)

Staircase leading to the first floor landing, wall mounted radiator, electrical consumer unit housed within cupboard, ceiling light point, understairs storage cupboard, panelled door leading through to the living room.

### Living Room

11'6 x 12'05 approx (3.51m x 3.78m approx )

UPVC double glazed sectional bay window to the front elevation, wall mounted double radiator, laminate flooring, feature four bar wall mounted gas fire incorporating an adams style surround and marble hearth and back panel, coving to the ceiling, ceiling light point, wall light point, archway glazed door leading through to the living dining kitchen.

### Living Dining Kitchen

10'5 x 18'03 approx (3.18m x 5.56m approx)

### Dining Area

Sliding double glazed patio doors to the rear garden, wall mounted double radiator, part panelling to the walls, laminate flooring, coving to the ceiling, ceiling light point, internal glazed doors leading through to the living room, opening through to the kitchen area.

### Kitchen Area

Incorporating a range of wall and base units with laminate worksurfaces over, stainless steel sink with mixer tap over, integrated eye level oven, four ring gas hob with extractor hood above, tiled splashbacks, tiling to the floor, ceiling light point, coving to the ceiling, space and plumbing for an automatic washing machine, wall mounted Valiant gas central heating boiler, panelled door leading to the entrance hallway, glazed door leading to the rear lobby.

### Rear Lobby

8'05 x 6'05 approx (2.57m x 1.96m approx )

Windows to the side elevations, UPVC double glazed access door to the side, sliding patio doors to the rear.

### First Floor Landing

UPVC double glazed window to the side elevation, ceiling light point, loft access hatch, panelled doors leading off to:

### Bedroom One

11'10 x 12'05 approx (3.61m x 3.78m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, laminate flooring.

### Bedroom Three

9'08 x 7'04 approx (2.95m x 2.24m approx)

UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, coving to the ceiling.

### Bedroom Two

11'11 x 8'02 approx (3.63m x 2.49m approx )

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling, airing cupboard housing the hot water cylinder, built-in wardrobes.

### Family Bathroom

5'07 x 7'06 approx (1.70m x 2.29m approx)

UPVC double glazed window to the rear elevation, panelled bath with electric shower over, vanity wash hand basin, low level flush WC, wall mounted radiator, tiled splashbacks, ceiling light point, part panelling to the walls.

### Outside

The property sits within a corner plot.

### Front of Property

To the front of the property there is wall to the boundary with pathway leading to the front entrance door, garden laid to lawn with shrubs and trees planted to the borders.

### Rear of Property

To the rear of the property there is a good sized enclosed rear garden featuring paved patio areas, garden laid to lawn, fencing to the boundaries, shrubs and trees planted to the borders, brick built outhouse, freestanding sectional garage to the rear.

### 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

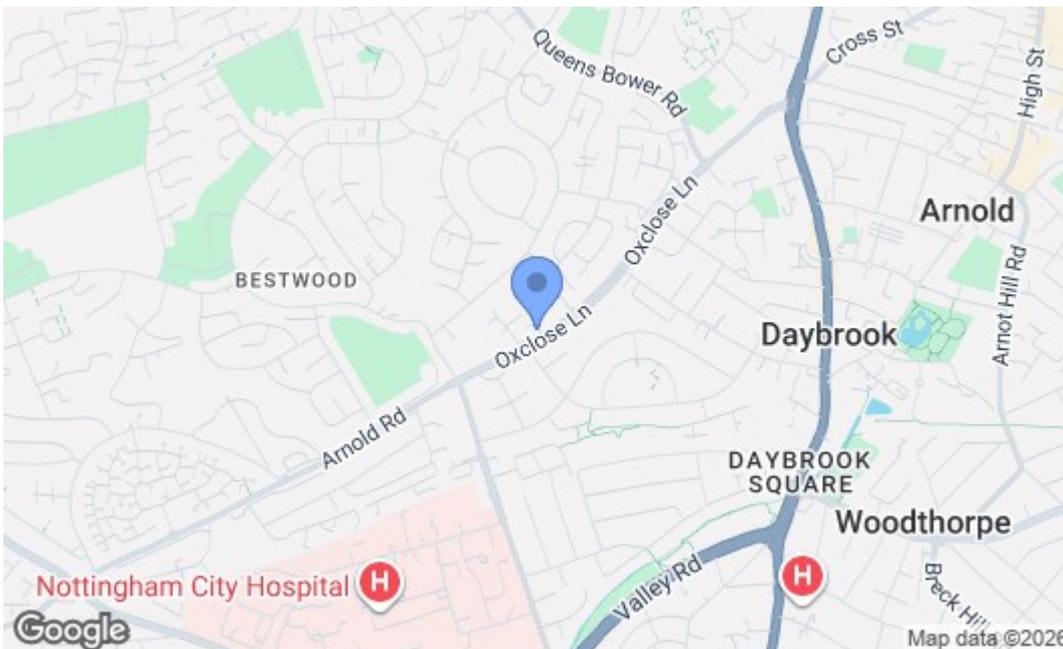
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.