Robert Ellis

look no further...

Coppice Road
Arnold, Nottingham NG5 7HU

THREE BEDROOM SEMI-DETACHED PROPERTY
SELLING WITH NO UPWARD CHAIN

Offers In Excess Of £185,000 Freehold

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A well-maintained three-bedroom semi-detached home offered to the market with the benefit of NO UPWARD CHAIN, providing an excellent opportunity for buyers seeking a straightforward and efficient purchase. Situated within a popular and established residential area of Arnold, the property is conveniently located close to local amenities, schools, leisure facilities and transport links into Nottingham City Centre.

The accommodation comprises an entrance hallway leading to a bay-fronted living room, offering a bright and comfortable reception space. To the rear, there is a separate dining room with sliding patio doors opening onto the garden, ideal for everyday family living. The dining room leads through to a fitted kitchen, offering a practical layout with a range of wall and base units, integrated oven and hob and space for appliances.

To the first floor, the landing gives access to three bedrooms, including two doubles and a single, along with a modern shower room fitted with a walk-in shower, wash hand basin and WC.

Outside, the property benefits from a driveway providing off-road parking to the front, while to the rear there is an enclosed garden, mainly laid to lawn with a patio seating area.

The property has been recently maintained and updated, is ready for occupation, and is further enhanced by gas central heating, double glazing throughout and NO UPWARD CHAIN. An ideal purchase for first-time buyers or those looking to put their own stamp on a home, with early viewing recommended.

Entrance Hallway
UPVC double glazed leaded door to the front elevation leading into the entrance hallway comprising staircase to the first floor landing, wall mounted radiator, electric meter cupboard, panelled doors leading off to:

Bay Fronted Living Room
14' x 12'10 approx (4.27m x 3.91m approx)
UPVC double glazed sectional bay window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, carpeted flooring, panelled door leading through to the dining room.

Dining Room
10'2 x 6'07 approx (3.10m x 2.01m approx)
UPVC double glazed sliding patio door leading out to the rear garden, UPVC double glazed window to the side elevation, wall mounted radiator, understairs storage cupboard, ceiling light point, archway leading through to the fitted kitchen.

Fitted Kitchen
8'4 x 9'09 approx (2.54m x 2.97m approx)
A range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with swan neck mixer tap over, space and plumbing for an automatic washing machine, integrated oven with four ring hob over and stainless steel extractor hood above, stainless steel splashback, tiled splashbacks, linoleum floor covering, wall mounted gas central heating combination boiler housed within a matching cabinet, UPVC double glazed window to the rear elevation.

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

Shower Room
5'04 x 5'06 approx (1.63m x 1.68m approx)
UPVC double glazed window to the rear elevation, walk-in shower enclosure featuring a mains fed shower over, pedestal wash hand basin, low level flush WC, chrome heated towel rail, ceiling light point.

Bedroom One
9'06 x 12'08 approx (2.90m x 3.86m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

Bedroom Two
9'04 x 9'09 approx (2.84m x 2.97m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

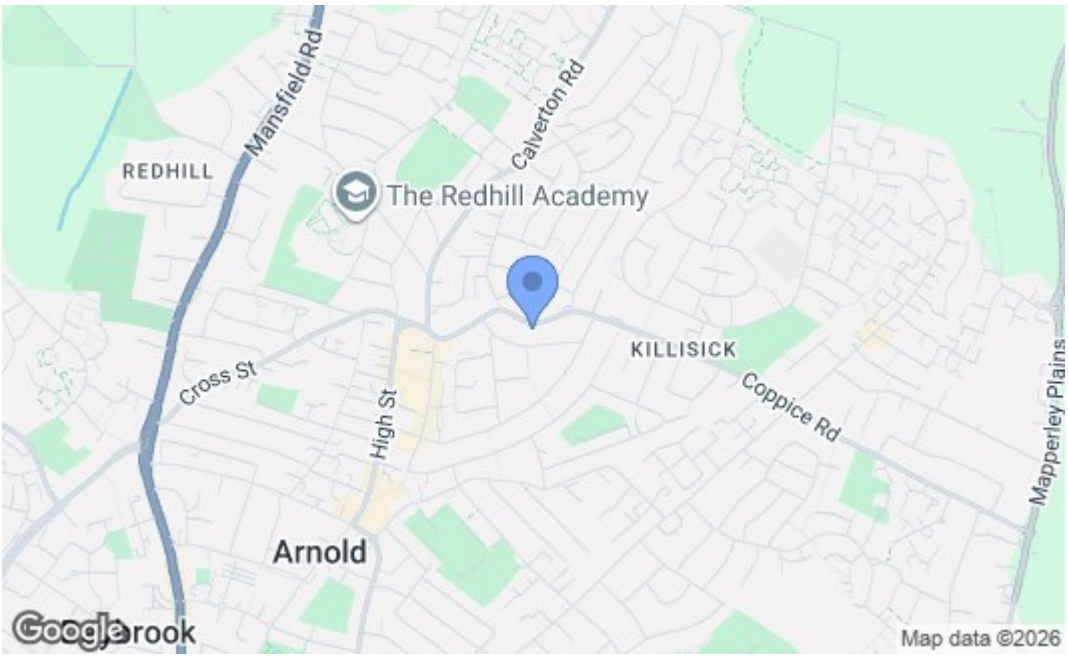
Bedroom Three
9'02 x 5'11 approx (2.79m x 1.80m approx)
UPVC double glazed leaded window to the front elevation, wall mounted radiator, ceiling light point.

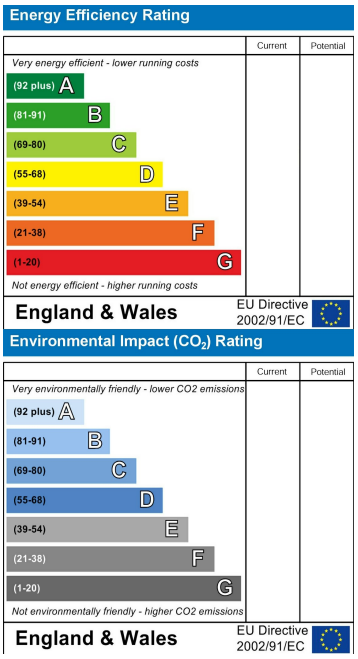
Outside

Front of Property
To the front of the property there is a driveway providing off the road vehicle hardstanding, pathway leading to the front entrance door with low maintenance gravelled area.

Rear of Property
To the rear of the property there is an enclosed rear garden being laid mainly to lawn with fencing to the boundaries and additional patio area.

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 14mbps 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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