

FOR SALE

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Selected as the best independent estate agent
by the Relocation Agent Network to represent
the Network in the Sherwood area



**99 OXCLOSE LANE
ARNOLD
NOTTINGHAM
NG5 6FN**

£115,000

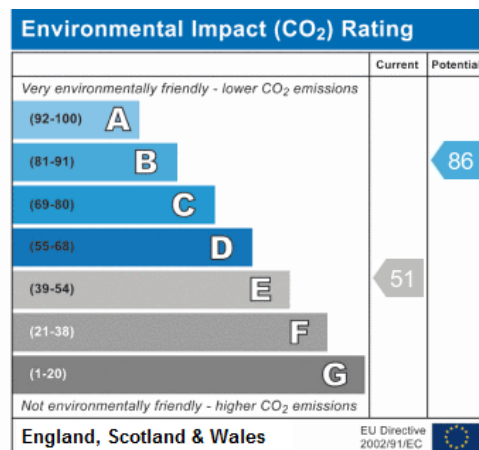
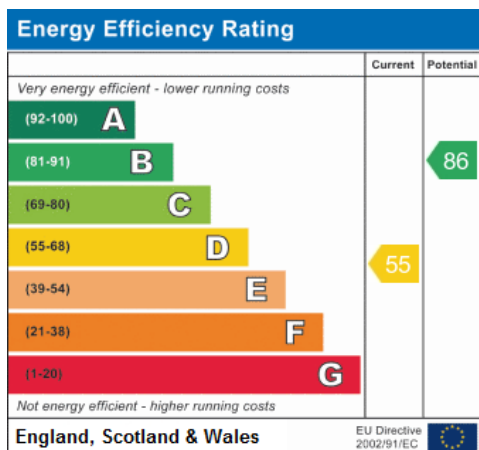
99 OXCLOSE LANE, ARNOLD, NOTTINGHAM NG5 6FN

HAMMOND Property Services are pleased to bring to the market this three bedroom, semi-detached property which is close to local amenities and Arnold town centre.

The well-proportioned accommodation comprises ground floor lounge/dining room, downstairs W.C. and a breakfast kitchen. To the first floor there are two double bedrooms and a single as well as a bathroom. The property is set back from the road with a long driveway providing ample parking and leading to a garage. To the rear is a garden with paved patio area, large lawn and mature shrub borders.



PLEASE PUT THIS TO THE TOP OF YOUR LIST FOR VIEWING



We are very proud to have been selected as the **'Best in Class'** Independent Estate Agent in Sherwood to represent the Relocation Agent Network – with over 600 Independent Estate Agents across Great Britain – helping to relocate hundreds of clients each year...

If you are **planning to move elsewhere** in Great Britain, we can help you by introducing you to an Estate Agent of a similar high standard who will assist you with their local knowledge.

If you are **planning to sell elsewhere** in Great Britain, we can help you by introducing you to an Estate Agent of a similar high standard who will assist you with their local knowledge.

DIRECTIONAL NOTE: From our Sherwood Office the property may be approached via Mansfield Road taking the second left hand turn onto Edwards Lane. At the island take the third turn continuing on Edwards Lane. At the next island continue straight on. At the traffic lights turn right into Oxclose lane, taking the slip road on the left hand side to the service road which gives access to the properties where no. 99 can be found on the left hand side. The property can be easily identified by our For Sale board.



HALLWAY An obscured Upvc double glazed door allows access to the property. Understairs storage area. Radiator. Coving to the ceiling. Stairs to the first floor and doors off to;

CLOAKROOM Obscured Upvc double glazed windows to the front and side elevations. Low level W.C, wall mounted wash hand basin and tiled flooring.

BREAKFAST KITCHEN 12'6 x 11'0 (max)
The kitchen is fitted with a range of wall and base units, work surfaces which incorporate a stainless steel sink and drainer unit with mixer tap. Gas cooker point and plumbing for an automatic washing machine. Radiator. Built in storage cupboard. Tiled flooring. Double glazed windows to the side and rear elevations. Double glazed door giving access to the rear garden.





LOUNGE / DINING ROOM 19'8 x 12'6

Upvc double glazed window to the front elevation. Patio door to the rear which overlooks the rear garden. TV aerial. Brick built fireplace with slate hearth and wooden mantelpiece. Coving to the ceiling.





Dog-leg style staircase. Two obscured Upvc double glazed windows to the side elevation. Doors off to;

BEDROOM 1 12'6 (max) x 10'9

Two double glazed windows to the front elevation with open views across the front. Radiator. Coving to the ceiling.

BATHROOM 9'8 x 6'0

Low level W.C., panelled bath with electric shower over. Pedestal wash hand basin. Two obscured double glazed windows to the rear elevation. Radiator.





BEDROOM 2 9'3 x 8'9
Double glazed window to the rear elevation with views over the large garden. Radiator.

BEDROOM 3 9'8 x 7'2
Double glazed window to the front elevation. Radiator. Coving to the ceiling.





FRONT GARDEN Mainly laid to lawn and with a brick wall and shrubbery, the property also benefits from a driveway with parking for multiple vehicles that leads to the larger than average detached garage at the rear.



REAR GARDEN This delightful rear garden offers a paved patio area, large area of lawn and mature beds and borders

