

15 Oulton Close, Arnold

£695



01158 680268

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32 High Street, Hucknall, Nottinghamshire, NG15 7HD

Entrance Hall - Composite door to the front of the property and laminated flooring.

Wc - Low level flush WC, hand basin with pedestal, laminated floor, double glazed window to the front of the property and a radiator.

Living Room - Double glazed window to the front of the property, laminated flooring, TV point, storage cupboard and a radiator.

Kitchen - A range of base and wall units, rolled edge work tops, sink with drainer and mixer tap, built in oven, built in gas hob, extractor fan over the hob, space and plumbing for a washing machine, space for a fridge freezer, laminated

Bedroom One - Built in wardrobe, double glazed window to the front of the property and a radiator.

Bedroom Two - Double glazed window to the rear of the property and a radiator.

Bathroom - Panelled bath with mains shower, low level flush WC, hand basin with pedestal, part tiled walls, heated towel rail and a double glazed window to the rear of the property.

Side - To the side of the property there is an allocated parking space.

Rear - To the rear of the property there is a private low maintenance garden.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	76	76	78
<b>England &amp; Wales</b> <small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>		<b>England &amp; Wales</b> <small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)</small>	

Viewing by appointment only



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