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**DavidJames**  
the estate agent

**Nairn Close, Arnold, Nottingham, NG5 8QY**

**Guide Price £170,000**

# About This Property

Guide Price £170,000 - £180,000 This mid-townhouse located in the desirable area of Arnold is perfectly suited for first-time buyers, those looking to downsize, or even investors and is offered with no upward chain.

Upon entering, you are greeted by a welcoming entrance hall featuring laminate flooring and a convenient cloaks/meter cupboard. The lounge boasts a lovely bow window that allows natural light to flood the room, complemented by laminate flooring and a cozy fireplace with a timber surround and gas fire.

The dining kitchen is a highlight of the home, featuring quarry tiled flooring and a range of contemporary grey gloss base and eye-level units. It comes fully equipped with an integrated oven, hob, and extractor. Upstairs, you will find two well-proportioned bedrooms. The master bedroom includes built-in wardrobes, offering ample storage space. The first-floor bathroom is fully tiled and comprises a white suite with an electric shower and contrasting tiled flooring, adding a touch of modern elegance.

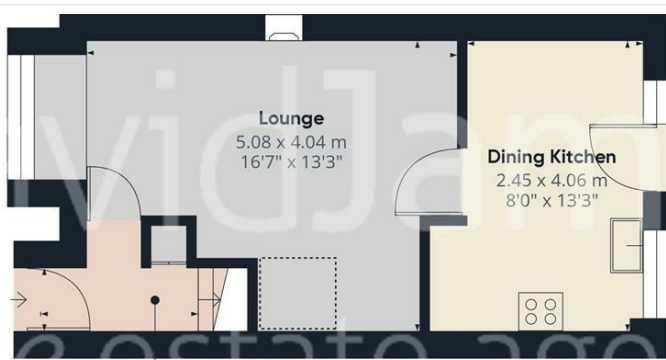
The property benefits from UPVC double glazing, gas central heating, and an alarm system, ensuring comfort and security throughout the year. Outside, the enclosed rear garden is designed for low maintenance, featuring a patio area and gravelled beds, providing the perfect space for outdoor relaxation and entertaining. There is also a garage providing parking or storage and the property is situated in a quiet cul-de-sac.



- Mid townhouse sold with no upward chain
- Two bedrooms, bedroom one with built in wardrobes
- Entrance hall with laminate flooring and cloaks/meter cupboard
- Lounge with bow window, laminate flooring and fireplace with timber surround and gas fire
- Dining kitchen with quarry tiled flooring and a range of grey gloss base and eye level units, integrated oven, hob and extractor
- Fully tiled first floor bathroom/Wc with white suite, electric shower and contrasting tiled flooring
- UPVC double glazing, gas central heating, alarm system
- Enclosed low maintenance rear garden with patio area and gravelled beds
- Garage, situated in a quiet cul-de-sac
- Great first time purchase, downsize property or investment opportunity

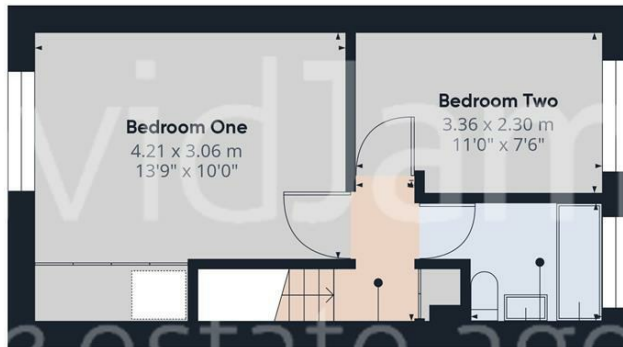






**Hallway**  
2.18 x 1.09 m  
7'1" x 3'6"

Floor 0



**Landing**  
0.81 x 1.98 m  
2'7" x 6'5"

**Bathroom**  
1.83 x 1.66 m  
6'0" x 5'5"

Floor 1



**Approximate total area\***

59.97 m<sup>2</sup>  
645.46 ft<sup>2</sup>

**Reduced headroom**

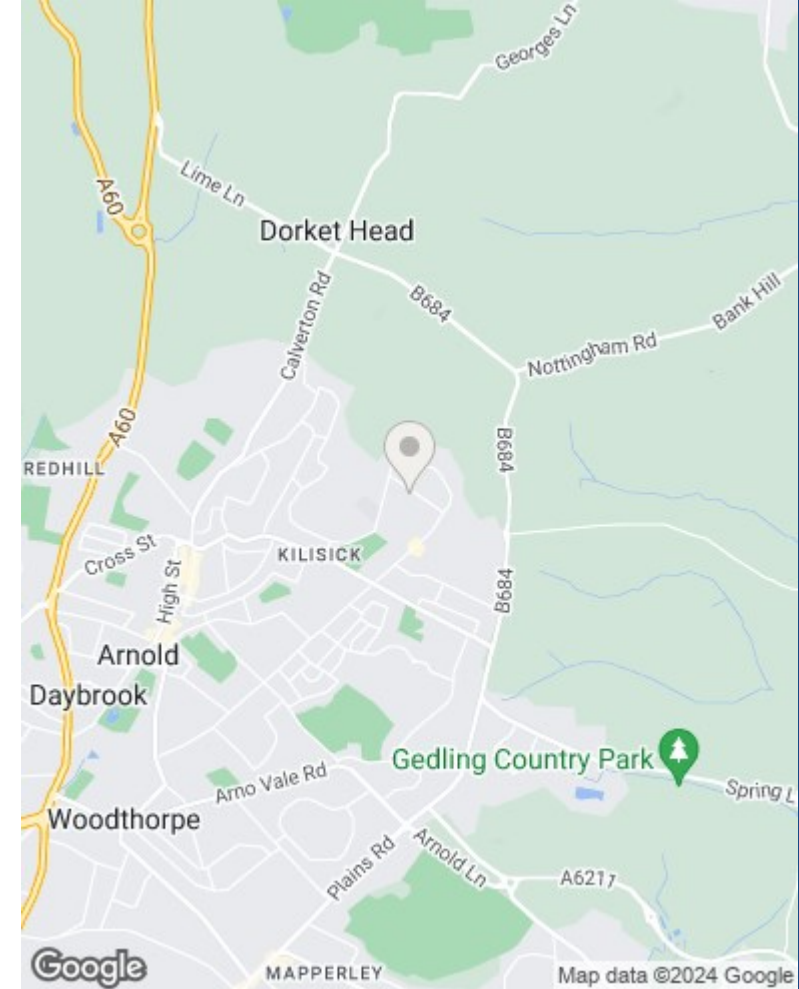
0.94 m<sup>2</sup>  
10.15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: B**  
**Gedling Borough Council**  
**Freehold**

**DavidJames**  
the estate agent

David James Estate Agents  
100 Front Street, Nottingham, NG5 7EJ  
t: 0115 955 5550 e: arnold@david-james.com

