



## 15 Woodhorn Close, Arnold – NG5 8UD

Guide Price £250,000



## 15 Woodhorn Close

Arnold, Nottingham

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Modern semi-detached house
- Well-presented throughout
- Within easy reach of Arnold's excellent nearby amenities
- Entrance hall with a cloakroom/WC
- Good-sized lounge with useful understairs storage
- Dining kitchen with a range of integrated appliances and French doors
- Three bedrooms (main bedroom with an en-suite shower room)
- Family bathroom with a three-piece white suite and an electric shower
- South-easterly facing lawned rear garden
- Driveway provides off-street parking for multiple vehicles

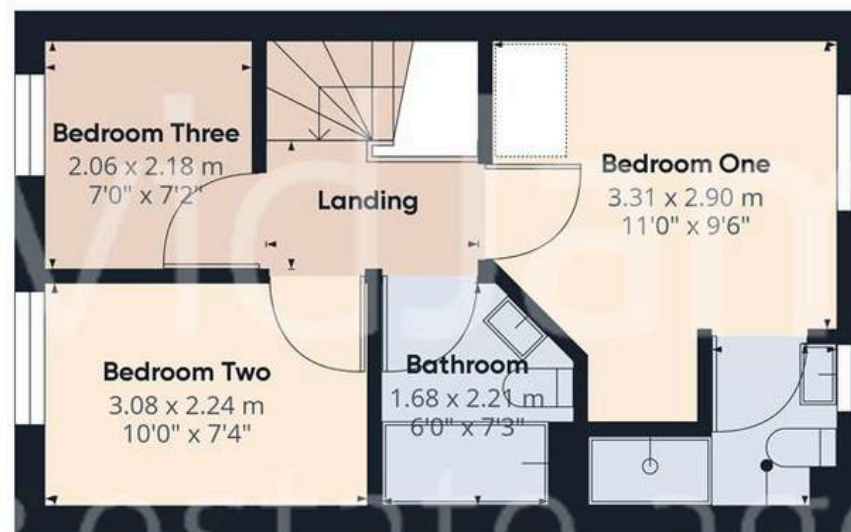








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

63.62 m<sup>2</sup>

684.8 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

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