



## 2 Ellesmere Close, Arnold – NG5 7NB

Guide Price £168,000

DavidJames  
the estate agent





## 2 Ellesmere Close

Arnold, Nottingham

Conveniently positioned mid-townhouse close to Arnold and Mapperley's amenities with 2 bedrooms, modern kitchen, lounge and a south-easterly facing garden. Ideal for first-time buyers or downsizers!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Mid-townhouse
- An ideal first-time purchase, investor buy or downsize move
- Close to both Mapperley and Arnold's excellent nearby amenities
- Lounge with box window and timber-effect flooring
- Modern breakfast kitchen fitted with two-tone units and integrated appliances
- Two versatile bedrooms
- Modern monochrome bathroom with a three-piece suite and chrome-finish towel radiator
- Worcester gas boiler serves the central heating system
- South-easterly facing garden featuring a patio area and lawn
- Garage within communal parking area provides useful storage or vehicle space

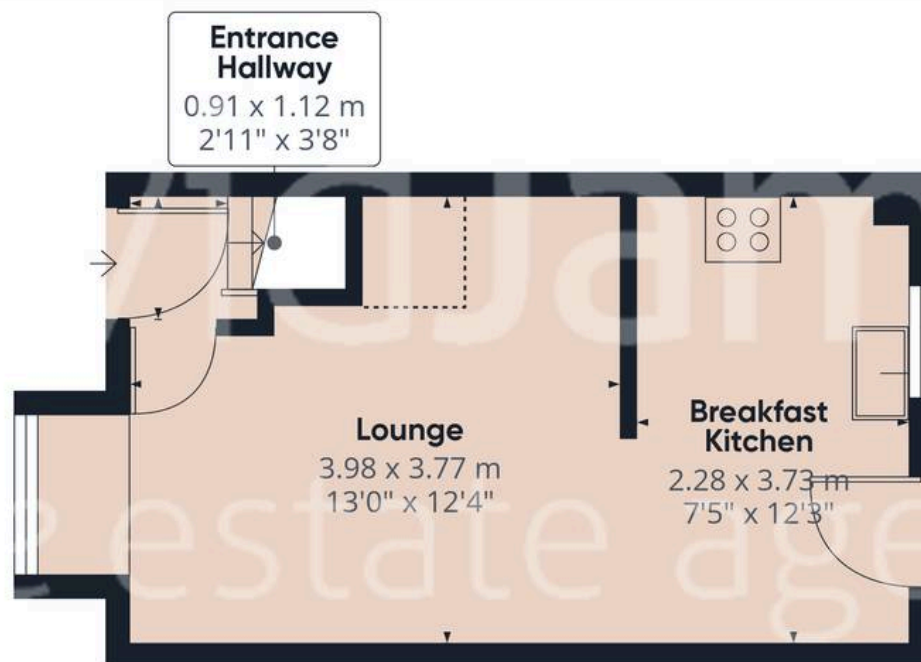












Floor 0



Floor 1

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

46.76 m<sup>2</sup>

503.33 ft<sup>2</sup>

**Reduced headroom**

0.73 m<sup>2</sup>

7.86 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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