



## 8 Armadale Close, Arnold – NG5 8RG

Guide Price £180,000

DavidJames  
the estate agent



## 8 Armadale Close

Arnold, Nottingham

2 double bed townhouse with no chain and excellent views, perfect for first-time buyers, downsizers or investors! Bright lounge, conservatory, superb kitchen, southerly-facing garden and garage!

Council Tax band: B

Tenure: Freehold

- Mid-townhouse offered to the market with no upward chain
- Ideal for a first-time buyer, investor or those looking to downsize
- Fantastic elevated views over Nottinghamshire
- Bright and spacious lounge with a feature bay window and gas fire
- Modern dining kitchen with integrated cooking appliances
- Versatile rear conservatory with garden views
- Two first floor double bedrooms (main bedroom with in-built wardrobes)
- Shower room with a three-piece suite (including an accessible walk-in shower enclosure)
- Southerly-facing garden designed for low-maintenance
- Electric remote-door garage to the rear









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

78.8 m<sup>2</sup>

848 ft<sup>2</sup>

Reduced headroom

0.8 m<sup>2</sup>

8 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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