



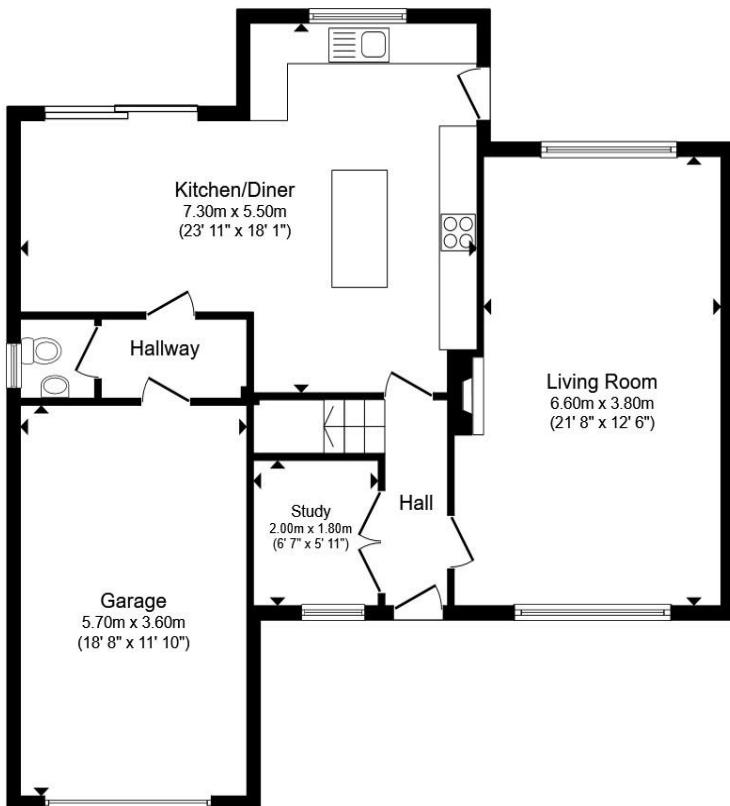
St. Marys Close, Arnold Nottingham NG5 8FG

welcome to

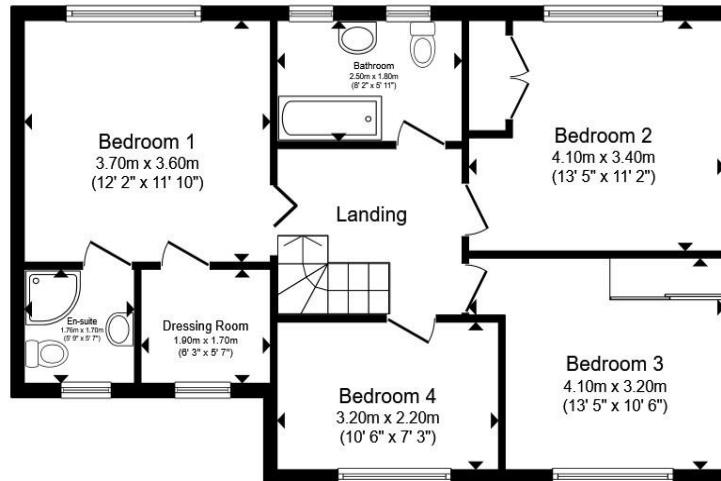
St. Marys Close, Arnold Nottingham

IDEAL FAMILY HOME FOUR BEDROOM SEMI-DETACHED property located on St. Marys Close with OFF-STREET PARKING and ENCLOSED REAR GARDEN. Boasting ENSUITE & DRESSING ROOM to principle bedroom, UTILITY SPACE and STUDY. CLOSE PROXIMITY TO GEDLING COUNTRY PARK and ARNOLD TOWN CENTRE.





Ground Floor



First Floor

Total floor area 164.0 m² (1,765 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Living Room

21' 8" MAX x 12' 6" MAX (6.60m MAX x 3.81m MAX)

Kitchen Diner

23' 11" MAX x 18' 1" MAX (7.29m MAX x 5.51m MAX)

Study

6' 7" MAX x 5' 11" MAX (2.01m MAX x 1.80m MAX)

Bedroom One

12' 2" MAX x 11' 10" MAX (3.71m MAX x 3.61m MAX)

Dressing Room

6' 3" MAX x 5' 7" MAX (1.91m MAX x 1.70m MAX)

Bedroom Two

13' 5" MAX x 11' 2" MAX (4.09m MAX x 3.40m MAX)

Bedroom Three

13' 5" MAX x 10' 6" MAX (4.09m MAX x 3.20m MAX)

Bedroom Four

10' 6" MAX x 7' 3" MAX (3.20m MAX x 2.21m MAX)

welcome to

St. Marys Close, Arnold Nottingham

- Council Tax Band: C
- FOUR BEDROOM SEMI-DETACHED HOME
- OFF-STREET PARKING VIA INTEGRAL GARAGE
- UTILITY SPACE & STUDY
- ENSUITE & DRESSING ROOM TO PRINCIPLE BEDROOM

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£280,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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