Emma Terry Homes

moving made personal



25 Hunter Road

Arnold, Nottingham, NG5 6QZ

Guide price £220,000 - £230,000

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25 Hunter Road, Arnold, Nottingham NG5 6QZ

** Guide Price £220,000 - £230,000 **

A well-proportioned three-bedroom home situated in a popular residential area of Arnold, offering spacious and versatile accommodation together with a driveway, rear garden and no onward chain.

The ground floor comprises a welcoming entrance hall, a comfortable lounge, separate dining room and a kitchen, providing plenty of space for everyday family living and entertaining. There is also a useful additional room, offering flexibility for storage, a utility area or home working.

To the first floor are three well-proportioned bedrooms, served by a family bathroom.

Outside, the property benefits from a driveway providing off-street parking, together with a good-sized rear garden offering a pleasant outdoor space for relaxing and entertaining.

Located in Arnold, the property is well placed for a wide range of local amenities, including shops, supermarkets, cafés, restaurants and leisure facilities, alongside a good selection of schools and regular transport links providing easy access into Nottingham and surrounding areas.

Offered for sale with no onward chain, this property would make an ideal home for families, first-time buyers or those looking for a property with scope to make their own.

Please note that the sale is subject to the grant of probate, which has been applied for but has not yet been granted.





PORCH
Front door leading into porch and entrance door to property.

ENTRANCE HALL
A central heating radiator, doors through to Kitchen and Lounge and stairs to first floor.

LOUNGE
Electric fire, window to front and archway through to Dining Room.

DINING ROOM
A central heating radiator and door through to Sunroom.

SUNROOM
Electric fire and door to rear garden.

KITCHEN
A variety of wall and base units, sink with mixer tap and drainer, ceramic hob and built-in oven, window to side and door to rear garden.

LANDING
Window to side and doors through to Bedroom 1, 2 and 3 and Bathroom.

BEDROOM 1
A central heating radiator and window to rear.

BEDROOM 2
A central heating radiator, fitted wardrobes and window to front.

BEDROOM 3
A central heating radiator and window to front.

BATHROOM
Low level flush WC, wash hand basin with mixer tap, bath with mixer tap and shower over, heated towel rail and obscure window to rear.

OUTSIDE
Off-street parking and gated access to rear garden.















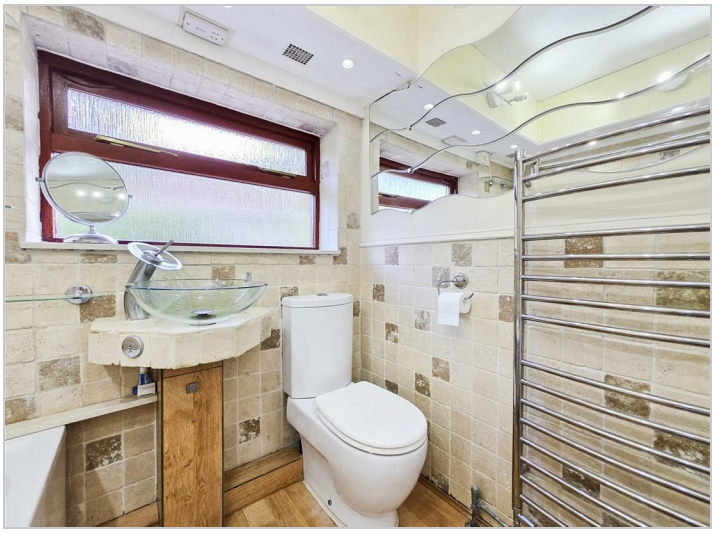
















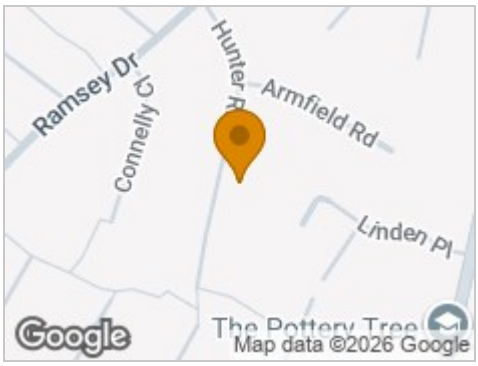








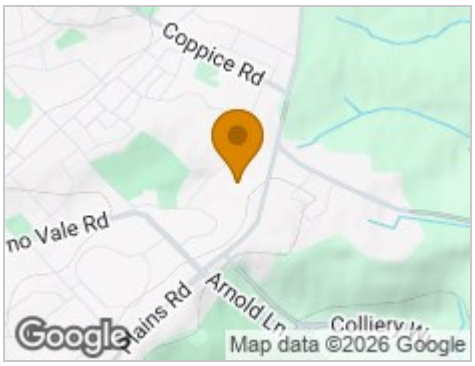
Road Map



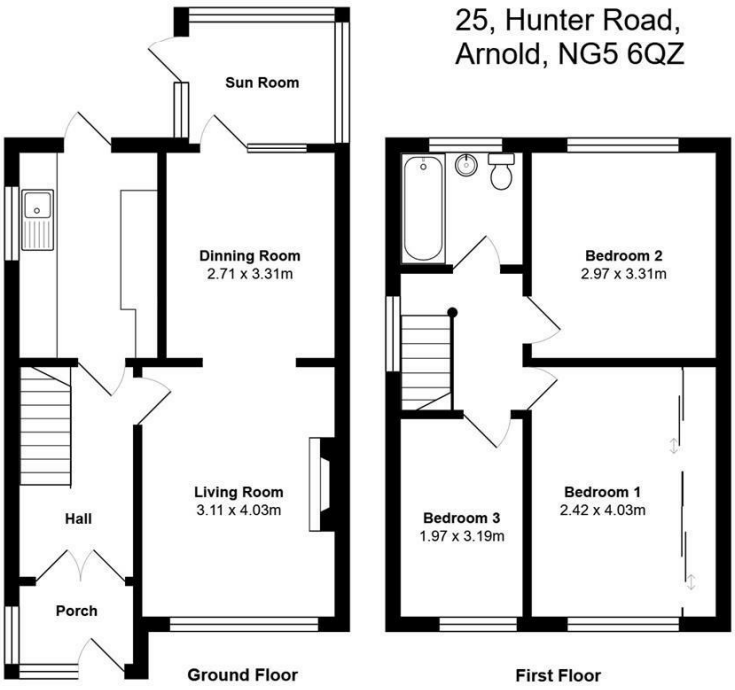
Hybrid Map



Terrain Map



Awaiting Floorplan

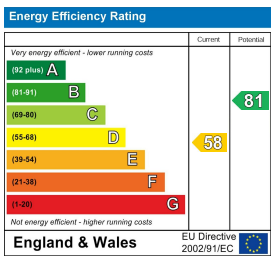


All measurements are approximate and for display purposes only

Viewing

Please contact our Emma Terry Homes Office
on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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