



16 Arnot Hill Road, Arnold – NG5 6LJ

Guide Price **£280,000**

DavidJames
the estate agent



16 Arnot Hill Road

Arnold, Nottingham

GUIDE PRICE £280,000 – £290,000 Well-presented & extended 3 double bed semi-detached house with Arnold's amenities, schools & transport links on the doorstep! 2 reception rooms, dining kitchen, superb garden & driveway parking!

Council Tax band: B

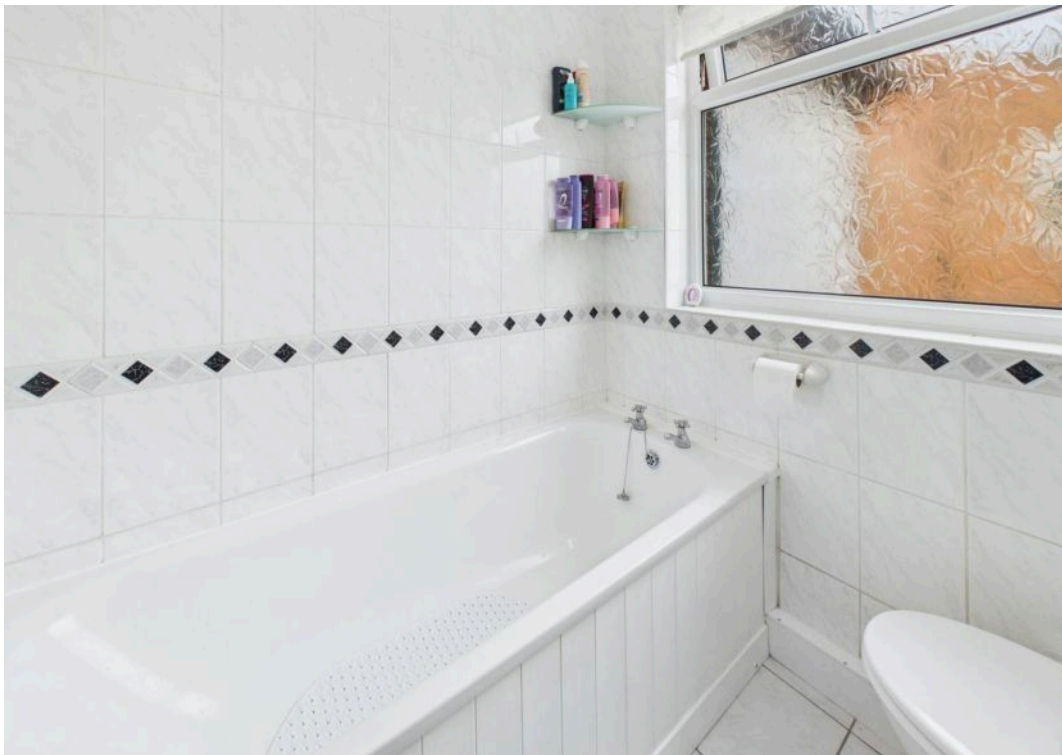
Tenure: Freehold

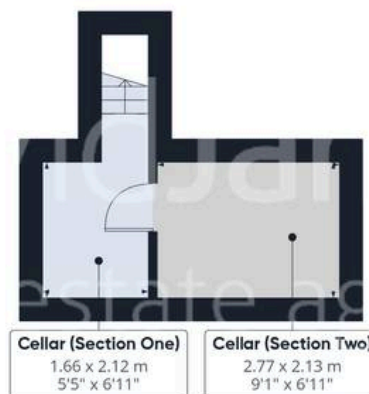
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Extended semi-detached family home
- Arnold's amenities on the doorstep (including shops, schools, bars and restaurants plus excellent bus services)
- Spacious and light-filled lounge with a feature fireplace and bay window
- Superb open plan dining kitchen with a range of fitted units and space for freestanding appliances
- Versatile separate sitting room with French doors to the garden
- Two section cellar providing exceptional storage, utility or potential hobby space
- Three well-proportioned double bedrooms
- Three-piece first floor family bathroom with an electric shower
- Generous and well-presented garden with patio, lawn, greenhouse and shed
- Driveway providing off-street parking for multiple vehicles







Floor -1



Floor 0

Approximate total area⁽¹⁾

96.4 m²

1037 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1





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