



16 Ellesmere Close, Arnold – NG5 7NB

Guide Price **£170,000**

DavidJames
the estate agent



16 Ellesmere Close

Arnold, Nottingham

NO CHAIN! Recently renovated 2 bed townhouse in a desirable cul-de-sac close to Arnold and Mapperley's amenities! Recently redecorated with new carpets, a new bathroom and newly-fitted kitchen!

Council Tax band: B

Tenure: Freehold

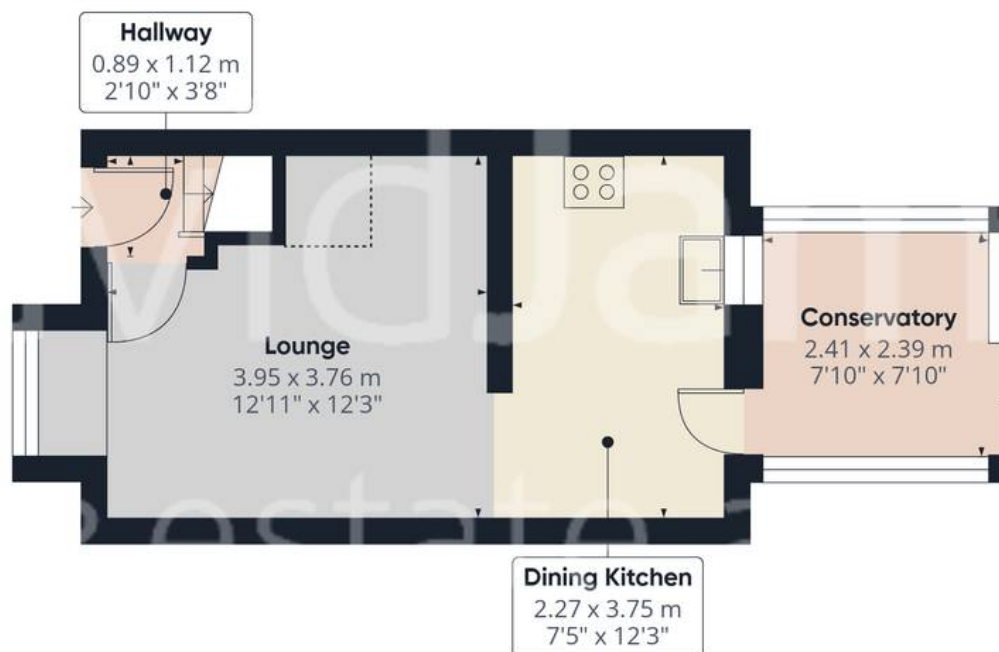
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully-presented and recently renovated townhouse
- Redecorated throughout with new carpets and electric heaters
- Offered to the market with no upward chain
- Cul-de-sac location within easy reach of both Arnold and Mapperley's amenities
- Bright and spacious lounge with a feature box window
- Newly-fitted kitchen with casual dining space and integrated cooking appliances
- Two first floor bedrooms (main bedroom with in-built wardrobes/storage)
- Newly-fitted bathroom with a three-piece modern white suite and electric shower
- Versatile conservatory leading to a low-maintenance and enclosed garden
- Allocated parking space set within a communal parking area







Floor 0



Floor 1



Approximate total area⁽¹⁾

51.3 m²

553 ft²

Reduced headroom

0.7 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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