



43 Thetford Close, Arnold – NG5 6PH

Guide Price **£170,000**

DavidJames
the estate agent



43 Thetford Close

Arnold, Nottingham

NO CHAIN! 2 double bed townhouse ideal for first-time buyers, downsizers and investors! Close to Mapperley/Arnold's amenities and a short walk from frequent bus services! Council Tax band: B

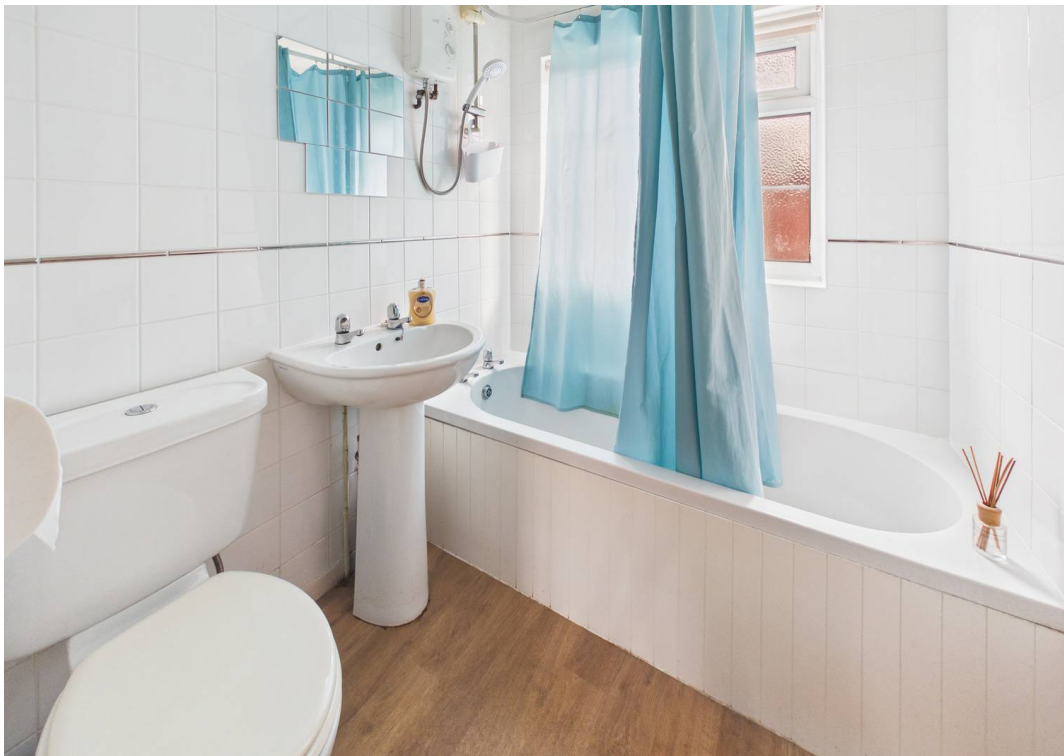
Tenure: Freehold

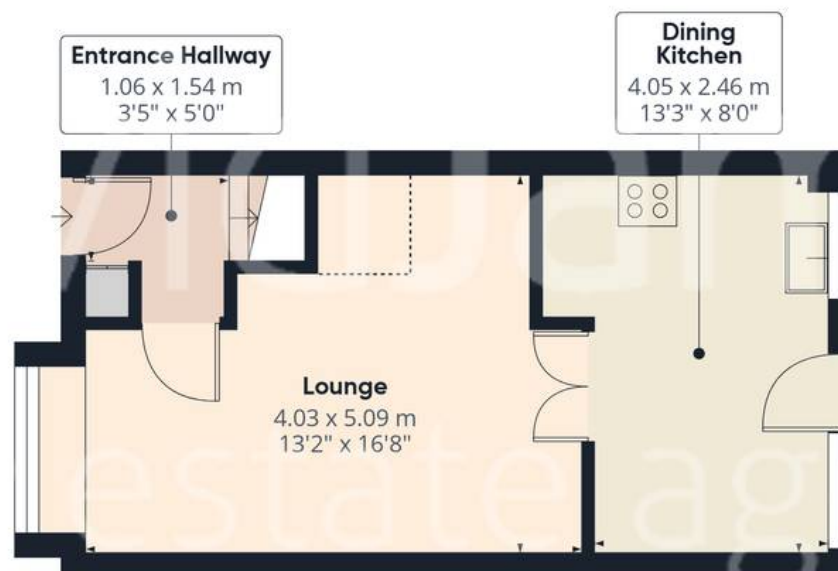
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Mid-townhouse located in a cul-de-sac
- Available to purchase with no upward chain
- Within easy reach of both Arnold and Mapperley's nearby amenities
- Lots of room for further personalisation and potential to add future value
- Ideal for first-time buyers, professionals, investors and downsizers
- Good-sized lounge with a large bay window
- Kitchen with wood-finish units and space for dining table and chairs
- Two double bedrooms (both with useful in-built storage)
- Three-piece bathroom with an electric over-bath shower
- Southerly-facing lawned garden plus a rear garage







Floor 0



Floor 1



Approximate total area⁽¹⁾

58.5 m²

628 ft²

Reduced headroom

0.8 m²

9 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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