

17 Arnot Hill Road, Arnold - NG5 6LJ

Guide Price **£300,000 - £325,000**

DavidJames
the estate agent







17 Arnot Hill Road

Arnold, Nottingham

Well-presented 3 bed detached family home just a short walk from Arnold's amenities! 2 reception rooms, kitchen, en-suite and bath plus a superb garden, drive and garage!
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented detached family home
- A short walk from Arnold's excellent nearby amenities, schools and transport links
- Initial welcoming entrance hall with a convenient porch and WC
- Two reception rooms (dining room and lounge with sliding patio doors)
- Fitted kitchen with integrated cooking appliances
- Three first floor double bedrooms (main bedroom with a private en-suite)
- First floor three-piece family bathroom with an electric over-bath shower
- Beautiful enclosed rear garden with established planting and patio seating space
- Driveway to the front providing convenient off-street parking
- Detached pitched-roof garage providing parking or storage/utility space

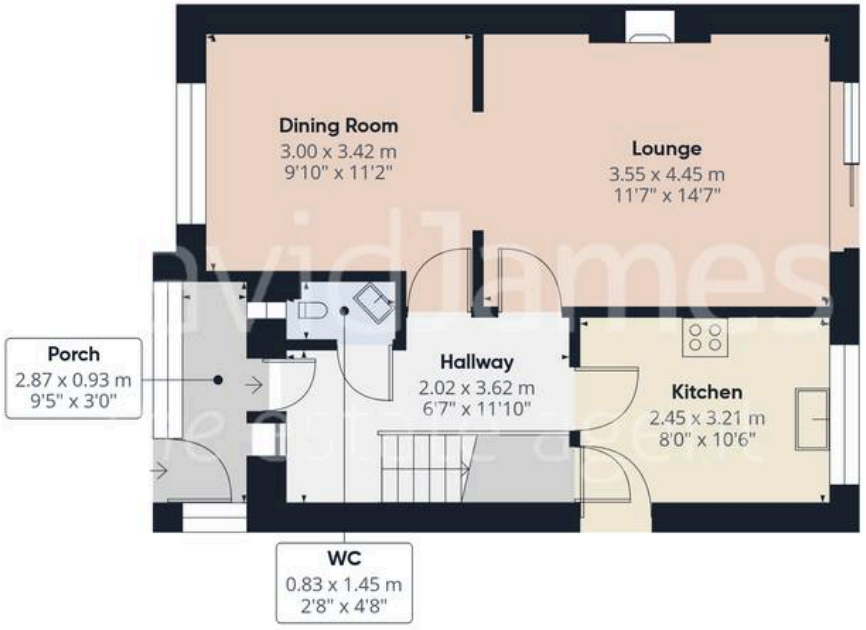




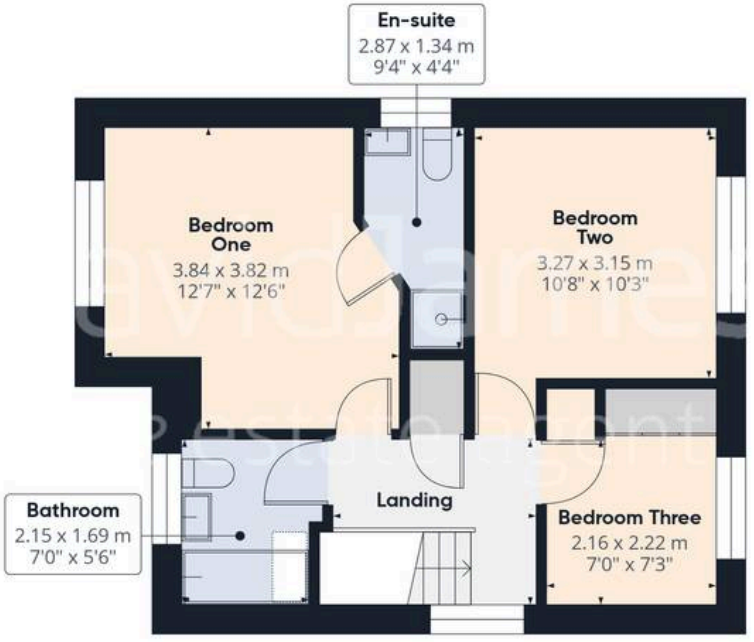








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

105.1 m²

1131 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.

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