



22 Laver Close, Arnold, Nottingham, NG5 7LS

£1,250 Per Month

- Garage
- Located In Sought-After Area Of Arnold
- Well Presented Throughout
- Generous Sized Garden To Rear
- Ideal Family Home
- Coppice Farm Primary School just a short walk away
- Driveway Parking
- Lounge and Dining Room

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Located in the sought-after area of Arnold, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal family home. The property comprises a welcoming lounge, separate dining room, fitted kitchen, three generously sized bedrooms, and a family bathroom.

The property benefits from a modern and stylish interior that creates a warm and comfortable living environment. Externally, the property boasts attractive front and rear gardens, driveway parking, and a garage, providing excellent outdoor space and practicality.

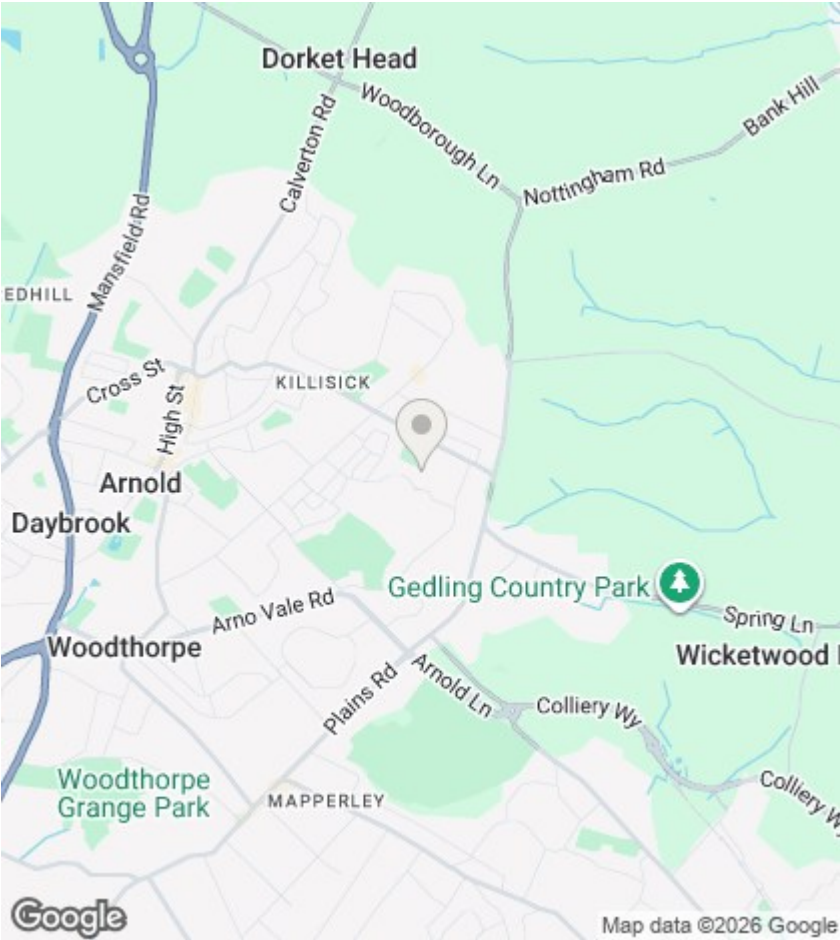
Perfectly positioned for families and commuters alike, the property is within easy reach of Arnold Town Centre, offering a wide range of shops, supermarkets, cafes, restaurants, and local amenities. It is also ideally located with Coppice Farm Primary School just a short walk away as well as Arnold Hill Spencer Academy nearby, making it an excellent choice for those looking to be within catchment of popular local schools.



Council Tax Band: B







Directions

Viewings

Viewings by arrangement only. Call 0115 6485485 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	