



16 Coppice Gate, Arnold – NG5 7GH

Guide Price £170,000 – £180,000

DavidJames
the estate agent



16 Coppice Gate

Arnold, Nottingham

GUIDE PRICE £170,000-£180,000 NO CHAIN! 2 bed modern townhouse within walking distance of Arnold's amenities and bus links! Lounge, kitchen and bathroom plus a low-maintenance garden and parking!

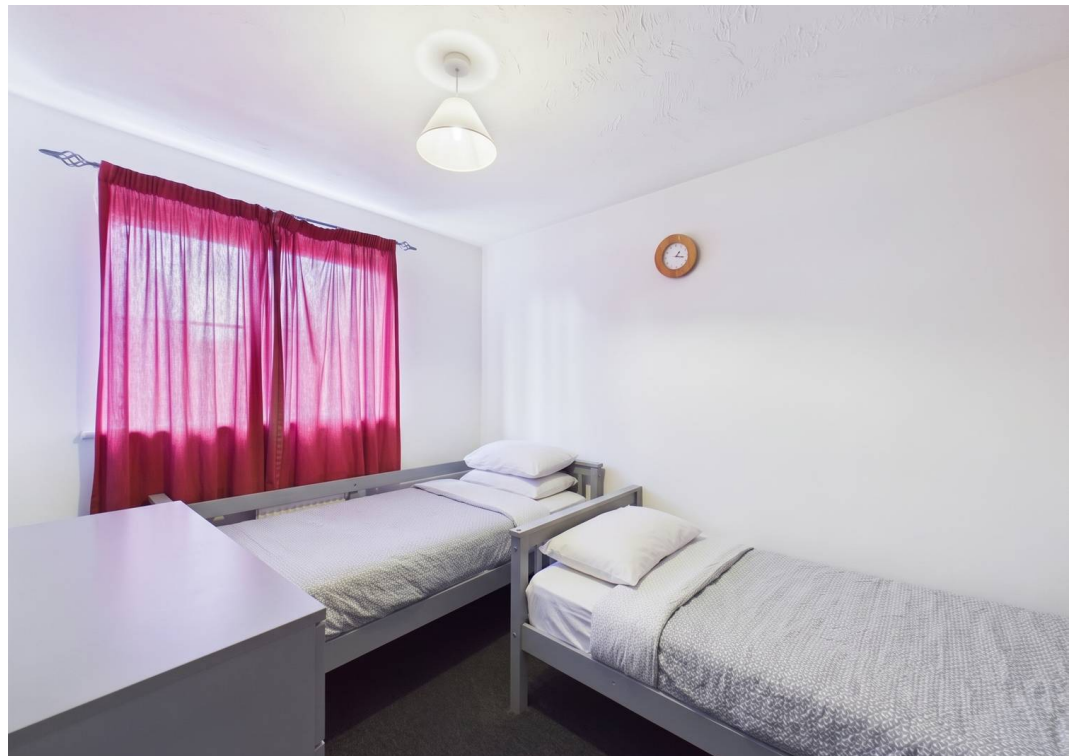
Council Tax band: B

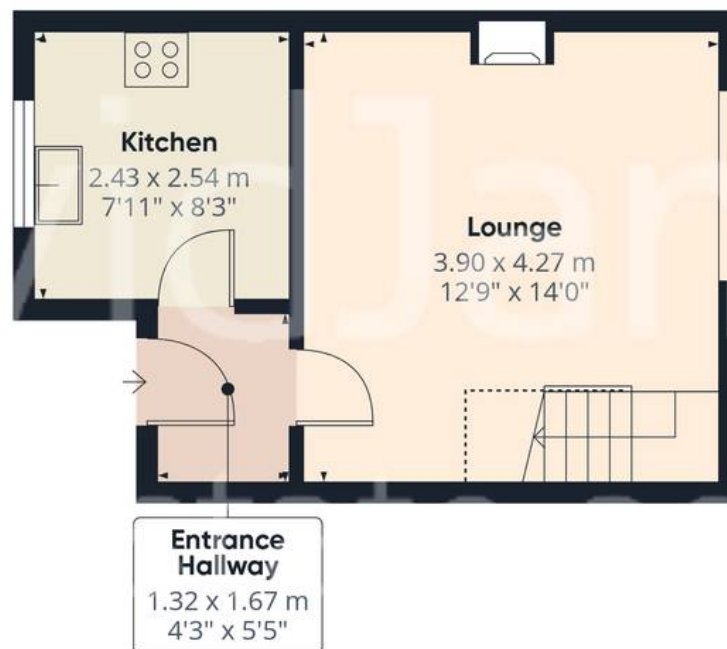
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern mid-townhouse
- Offered to the market with no upward chain
- Tucked away in a cul-de-sac location
- Within walking distance of Arnold's excellent amenities and frequent transport links
- Bright lounge with a feature fireplace and sliding patio doors
- Fitted kitchen with built-in cooking appliances
- Two first-floor versatile bedrooms
- Three-piece first floor bathroom with a white suite
- Low-maintenance rear garden
- Allocated parking to the side





Floor 0



Floor 1

Approximate total area⁽¹⁾

49.2 m²

531 ft²

Reduced headroom

1.3 m²

13 ft²

(1) Excluding balconies and terraces

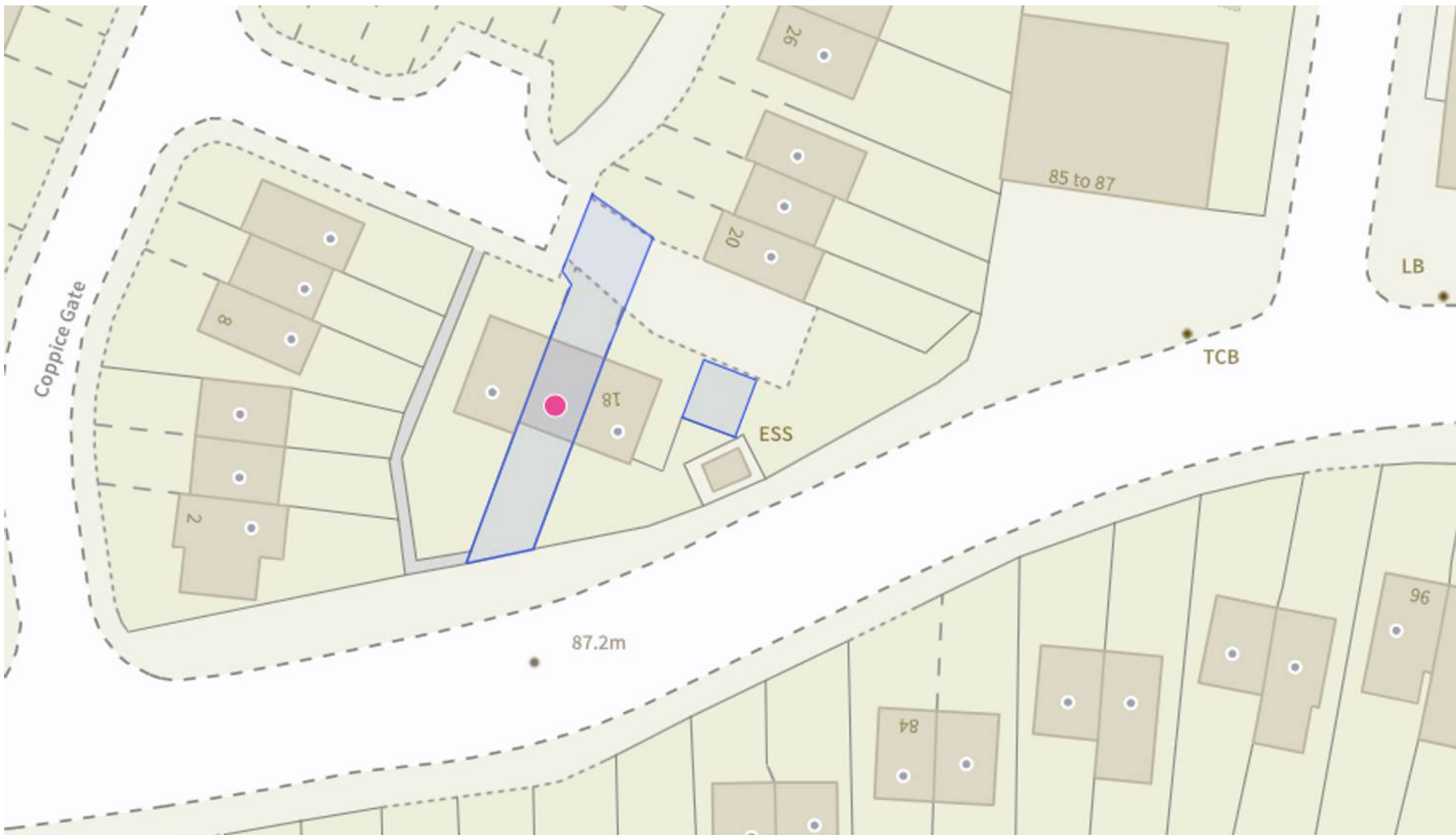
Reduced headroom

..... 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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