



62 Harwood Close, Arnold – NG5 8AB

Guide Price **£230,000**

DavidJames
the estate agent



62 Harwood Close

Arnold, Nottingham

NO CHAIN! Semi-detached family home on a quiet cul-de-sac, close to Arnold's amenities, schools and bus links. Featuring a spacious lounge/dining room, 3 beds, family bathroom and private rear garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Semi-detached family home in a quiet cul-de-sac
- Available with no upward chain
- Great location close to Arnold's shops, supermarkets, schools and bus services
- Perfect for first-time buyers or families
- Bright and spacious lounge/dining room (lounge area with feature fireplace)
- Well-equipped kitchen with integrated cooking appliances
- Three bedrooms (including two double rooms)
- Modern three-piece bathroom suite with feature corner bath
- Private good-sized rear garden overlooking parkland
- Secure gated driveway with detached garage









Floor 0



Floor 1

Approximate total area⁽¹⁾

75.1 m²

808 ft²

Reduced headroom

1.8 m²

19 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.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.