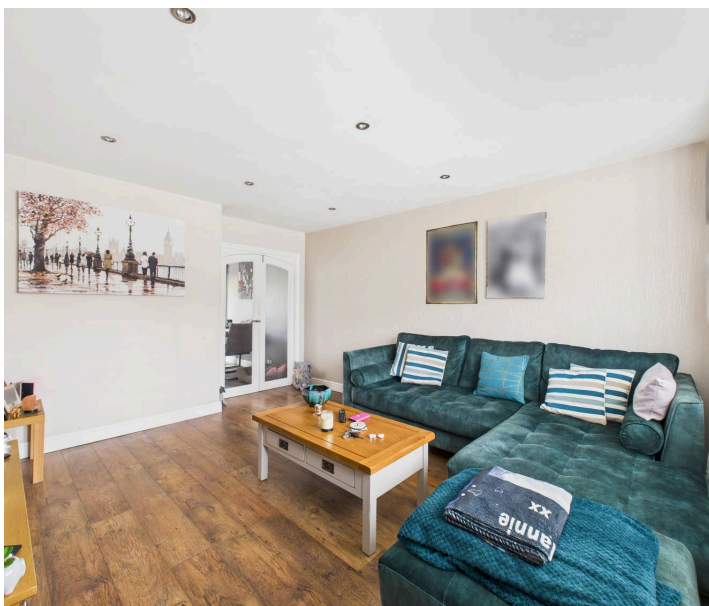




7 Litchfield Rise, Arnold – NG5 8HU

Guide Price £220,000 – £230,000

DavidJames
the estate agent



7 Litchfield Rise

Arnold, Nottingham

GUIDE PRICE £220,000–£230,000 Well-presented mid-townhouse close to Arnold's amenities, schools and bus links. Featuring a stylish dining/kitchen, three bedrooms, a family bathroom and garage en bloc.

Council Tax band: B

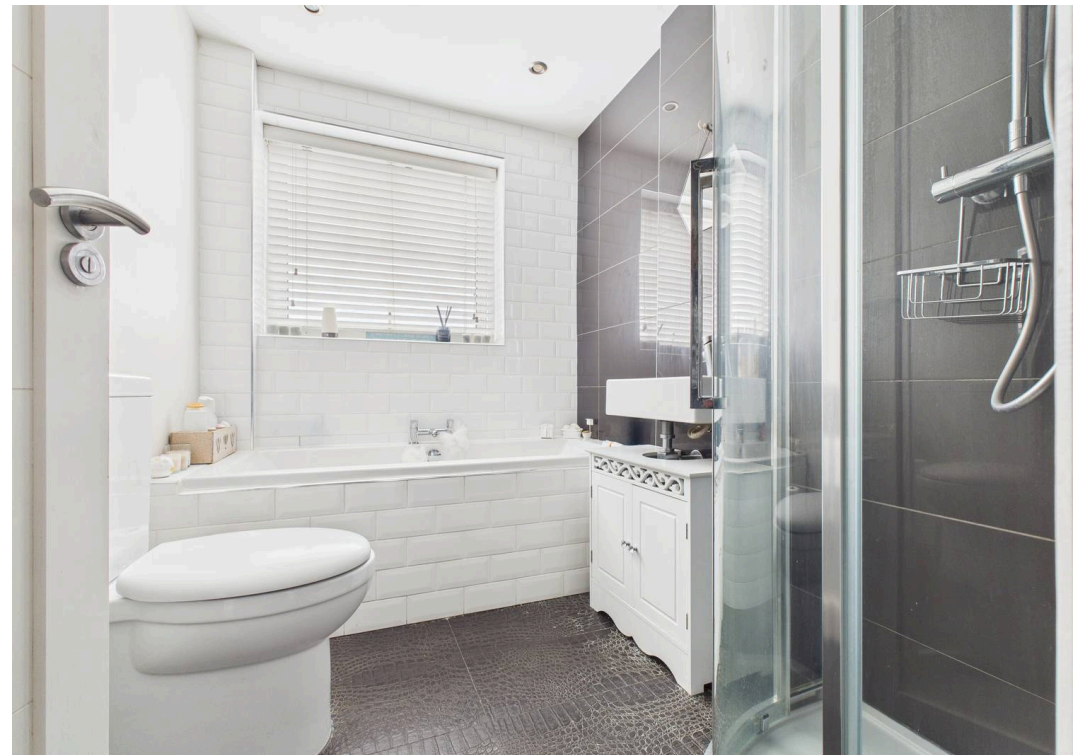
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

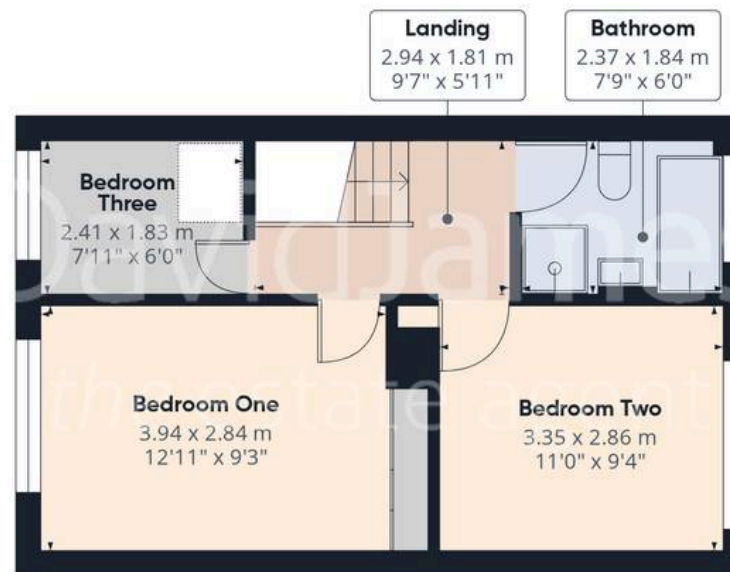
- Well-presented mid-townhouse in a great location
- Close to both Arnold and Redhill's amenities, schools and bus services
- Bright and spacious lounge with feature bay window
- Stylish dining/kitchen with central island, integrated appliances and French doors to the garden
- Air conditioning is fitted with gas central heating and a combination boiler
- Three bedrooms (two of which are double bedrooms)
- Main bedroom (with built-in wardrobes)
- Four-piece bathroom suite with separate shower enclosure and countertop sink with storage
- Low maintenance, south-east facing rear garden with decked seating area and raised borders
- Garage in a block







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

70.8 m²

763 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.

GIRAFFE360



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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.