



2 Heddington Gardens, Arnold – NG5 8NW

Guide Price £200,000 – £210,000

DavidJames
the estate agent



2 Heddington Gardens

Arnold, Nottingham

GUIDE PRICE £200,000- £210,000 Attractive 3 bed semi-detached house just a short walk from the stunning Bestwood Country Park! Lounge, modern kitchen, bathroom and a low-maintenance rear garden!

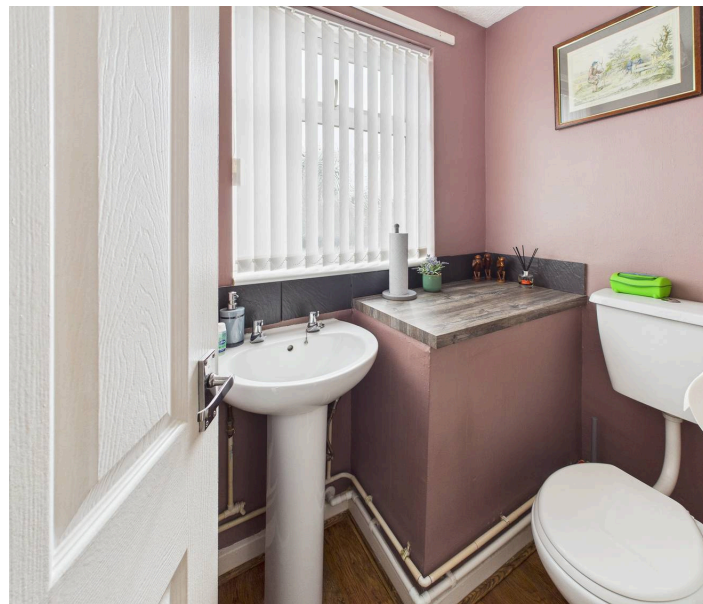
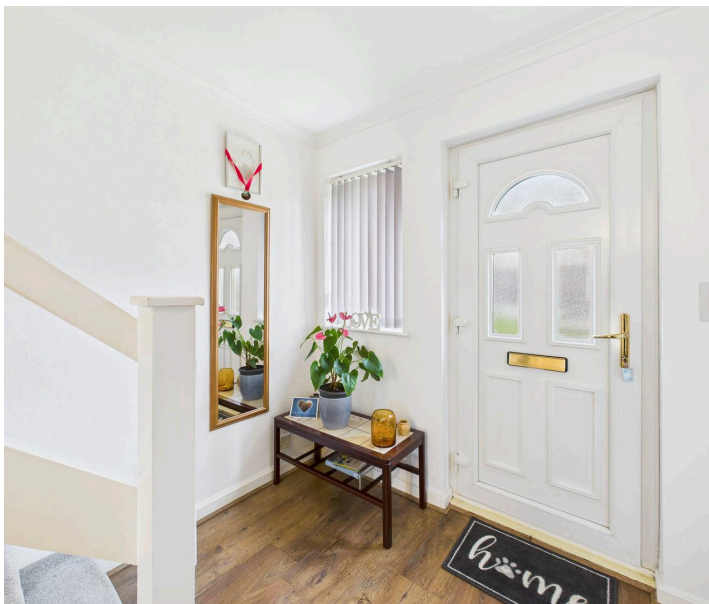
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

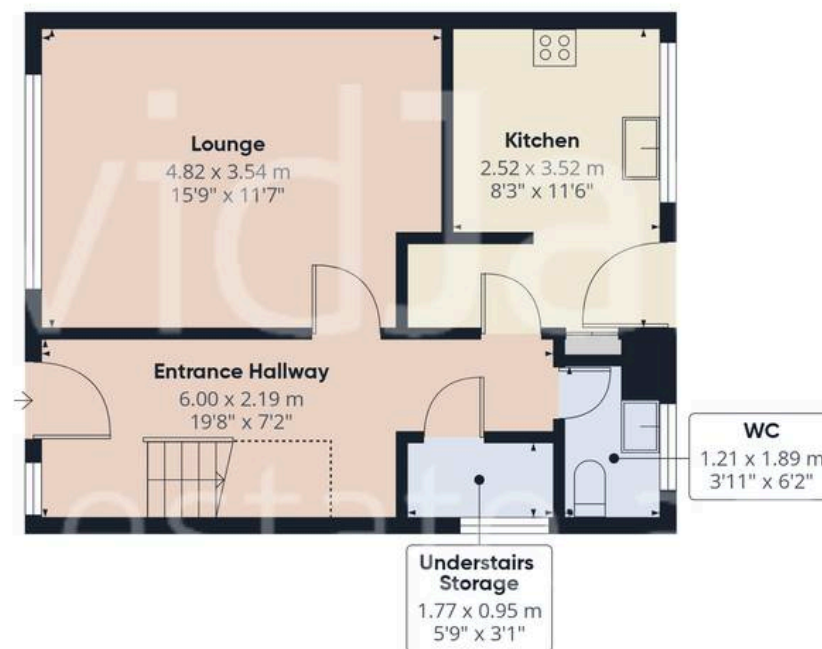
EPC Environmental Impact Rating: D

- Well-presented semi-detached family home
- Positioned with a pleasant communal green to the front for an attractive outlook and setting
- Within easy reach of buses, schools and the stunning Bestwood Country Park
- Bright and well-proportioned lounge with a feature electric fire
- Modern fitted kitchen with integrated cooking appliances
- Convenient downstairs cloakroom/WC
- Three first floor bedrooms (including two generously-sized double rooms)
- Family bathroom with a white three-piece suite and an electric over-bath shower
- Regularly serviced Worcester Bosch boiler and UPVC double glazing
- Low-maintenance, enclosed and hard landscaped rear garden









Floor 0



Floor 1

Approximate total area⁽¹⁾

80.7 m²

868 ft²

Reduced headroom

1.2 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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David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

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

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