



7 Hirst Close, Arnold – NG5 8RL

Guide Price £220,000–£230,000



7 Hirst Close

Arnold, Nottingham

GUIDE PRICE £220,000–£230,000 NO CHAIN! Well-presented 2 double bed semi-detached modern home in a cul-de-sac and close to Arnold's amenities! Lounge/diner, modern kitchen, bathroom and parking!

Council Tax band: B

Tenure: Freehold

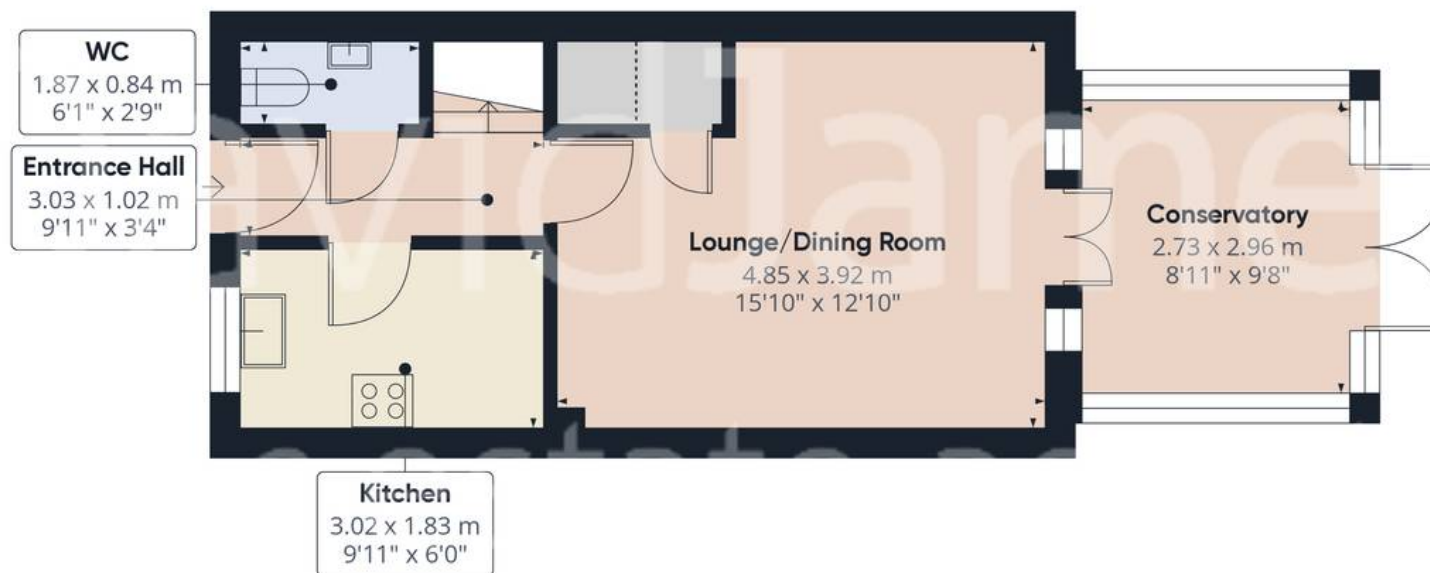
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Modern semi-detached house available to purchase with no chain
- Desirable cul-de-sac close to a wide range of local amenities and public transport links
- Spacious lounge/dining room with French doors to the conservatory
- Conservatory with French doors, pitched roof & garden views
- Modern kitchen with walnut effect worktops and NEFF integrated appliances
- Two good sized double bedrooms (one with built-in wardrobes)
- Stylish four-piece white bathroom suite and downstairs WC for added convenience
- Gas central heating and UPVC double glazed windows
- Enclosed and southerly-facing lawned rear garden with additional decking area for seating
- Ample sized driveway provides off street parking for two vehicles







Floor 0



Floor 1

Approximate total area⁽¹⁾

67.18 m²

723.14 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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