



8 Nairn Close, Arnold – NG5 8QY

Guide Price **£170,000**

DavidJames
the estate agent



8 Nairn Close

Arnold, Nottingham

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

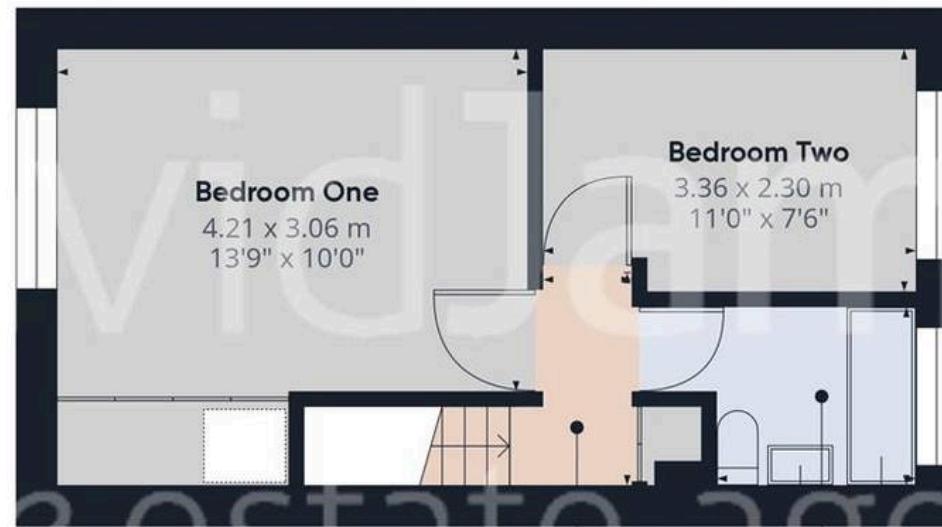
- Mid townhouse sold with no upward chain
- Two bedrooms, bedroom one with built in wardrobes
- Entrance hall with laminate flooring and cloaks/meter cupboard
- Lounge with bow window, laminate flooring and fireplace with timber surround and gas fire
- Dining kitchen with quarry tiled flooring and a range of grey gloss base and eye level units, integrated oven, hob and extractor
- Fully tiled first floor bathroom/Wc with white suite, electric shower and contrasting tiled flooring
- UPVC double glazing, gas central heating, alarm system
- Enclosed low maintenance rear garden with patio area and gravelled beds
- Garage, situated in a quiet cul-de-sac
- Great first time purchase, downsize property or investment opportunity





Hallway
2.18 x 1.09 m
7'1" x 3'6"

Floor 0



Landing
0.81 x 1.98 m
2'7" x 6'5"

Bathroom
1.83 x 1.66 m
6'0" x 5'5"

Floor 1

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Approximate total area⁽¹⁾

59.97 m²

645.46 ft²

Reduced headroom

0.94 m²

10.15 ft²

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

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

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