



7 Churchmoor Lane, Arnold – NG5 8HL

Guide Price **£250,000**





7 Churchmoor Lane

Arnold, Nottingham

Well presented 3-bed detached home perfect for first-time buyers or professionals. Modern kitchen, landscaped garden, garage, driveway. Convenient location. Ideal blend of comfort and style.

Council Tax band: C

Tenure: Freehold

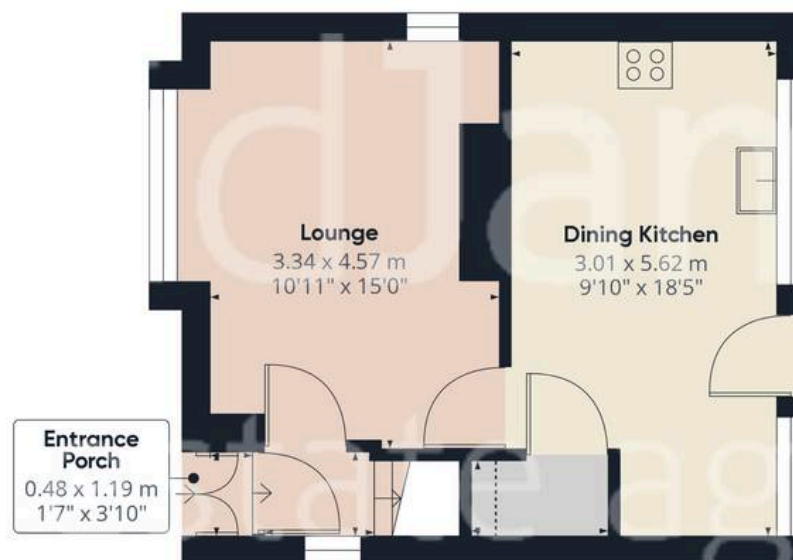
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well presented detached property
- Three bedrooms
- Welcoming lounge with feature contemporary electric fire
- Modern dining kitchen with range of integrated appliances, utility area and adjoining pantry cupboard
- Combination boiler installed in 2020, UPVC double glazing throughout, full house rewire in 2012 and alarm
- Expansive rear garden with raised beds and greenhouse
- Large private driveway with room for multiple vehicles
- Detached garage with power and lighting, accessed via large wrought iron double gates, providing additional security
- Close to a wide variety of local amenities, schools and public transport links







Floor 0 Building 1

Approximate total area⁽¹⁾

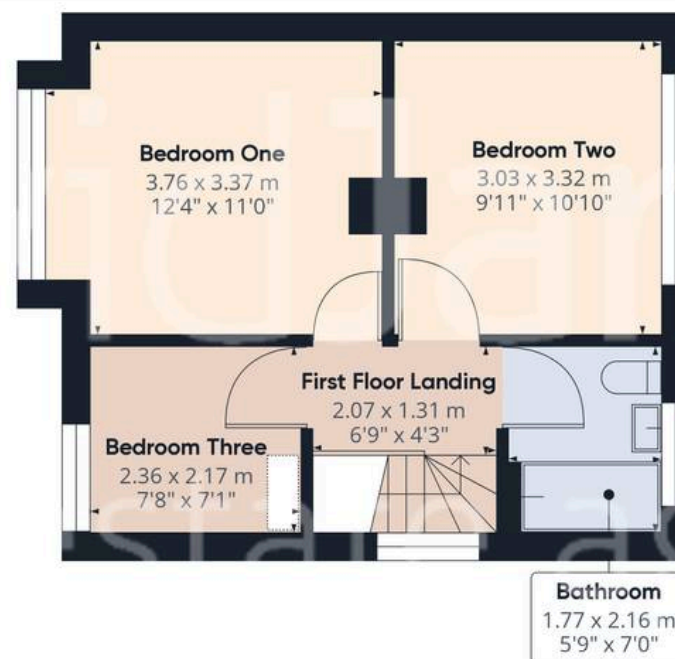
68.75 m²

740.03 ft²

Reduced headroom

0.22 m²

2.35 ft²



Floor 1 Building 1

(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.

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.