



**7 Hirst Close, Arnold – NG5 8RL**

Guide Price **£220,000**

**DavidJames**  
the estate agent



## 7 Hirst Close

Arnold, Nottingham

Semi-detached house in Arnold on sought-after development. Modern kitchen, spacious lounge, 2 double bedrooms, garden with patio and deck. Off-street parking for 2 cars. Close to amenities. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

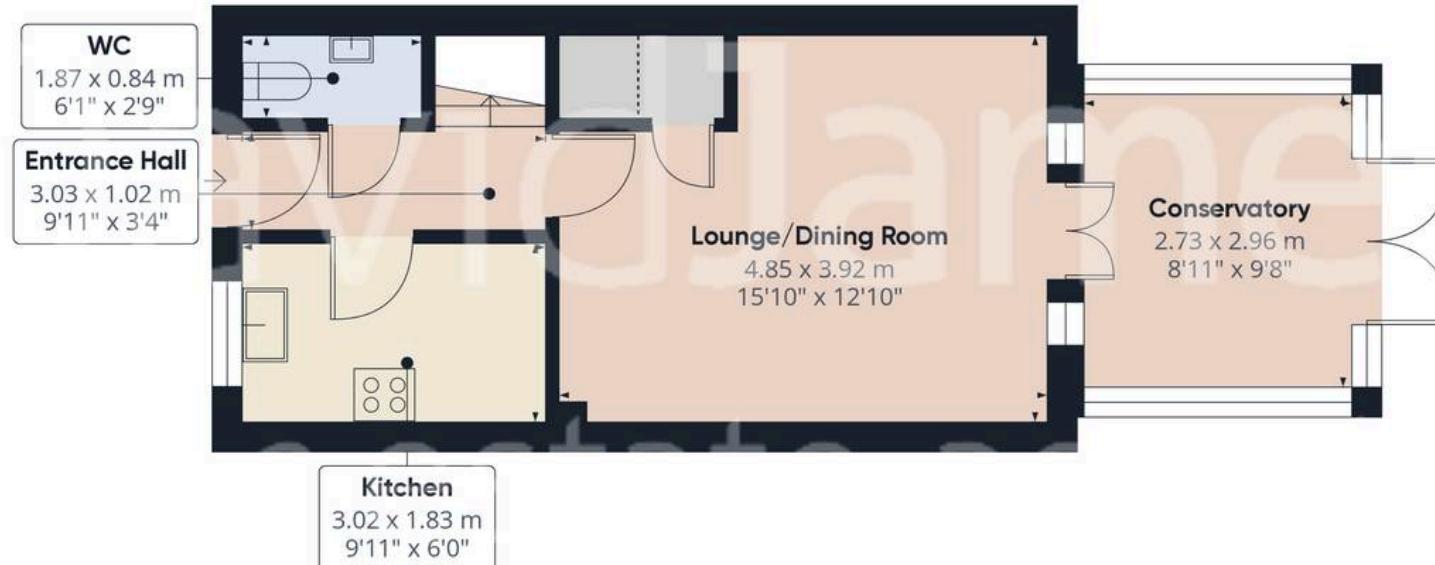
EPC Environmental Impact Rating:

- Modern semi detached house on a sought after development and situated at the end of a quiet cul-de-sac
- Two good sized double bedrooms, one with built in wardrobes
- 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
- Stylish four piece white bathroom suite and downstairs Wc for added convenience
- Gas central heating and UPVC double glazed windows
- Enclosed rear garden laid to lawn with additional decking area for seating
- Ample sized driveway provides off street parking for two vehicles
- Close to a wide range of local amenities and public transport links









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Approximate total area<sup>(1)</sup>

67.18 m<sup>2</sup>

723.14 ft<sup>2</sup>

Floor 0



(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

Floor 1



## David James Estate Agents

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