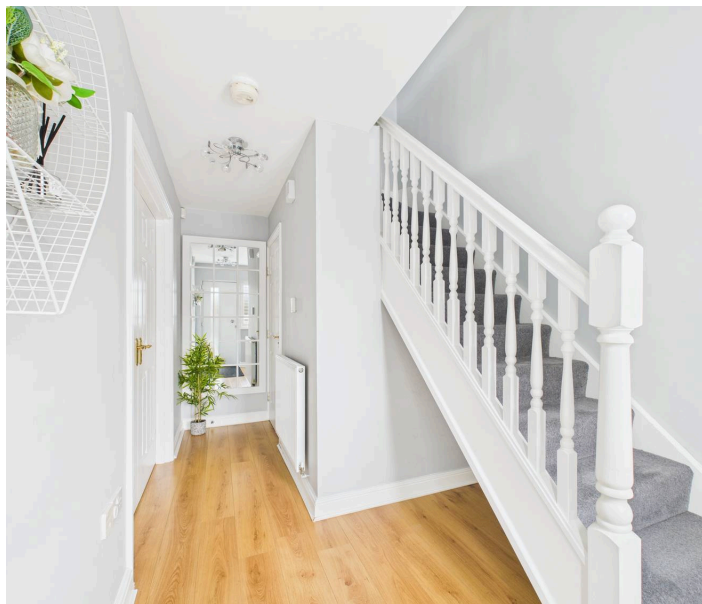




7 St. Emmanuel View, Arnold – NG5 9QS

Guide Price £280,000

DavidJames
the estate agent



7 St. Emmanuel View

Arnold, Nottingham

Superb 4 double bed end terrace house offering modern interiors & open-plan living! Enjoying a cul-de-sac location a short walk from Bestwood Country Park, popular schools and frequent bus services.

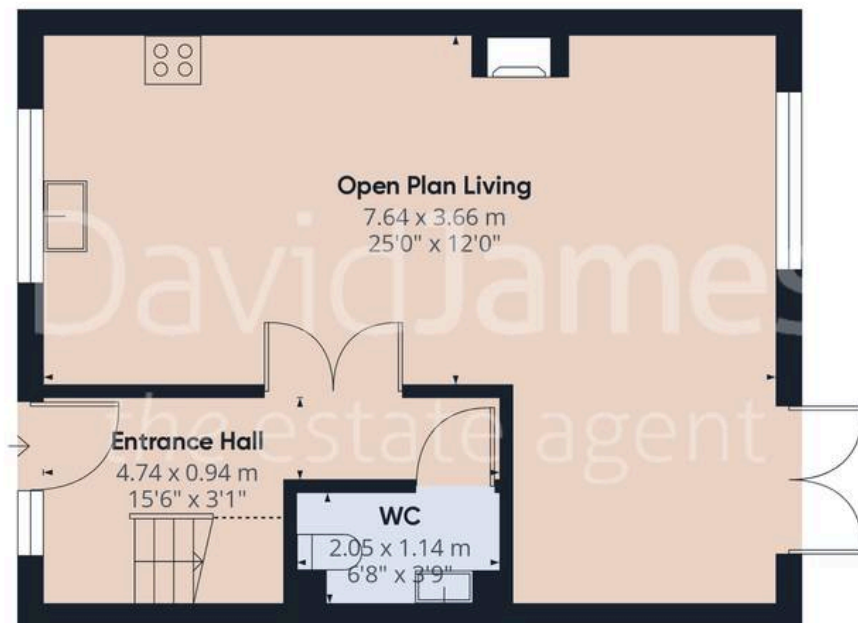
Council Tax band: C

Tenure: Freehold

- Beautifully-presented end terrace house
- Within easy reach of popular schools and frequent bus services
- A short walk from the stunning Bestwood Country Park
- Quiet cul-de-sac location
- Superb open plan living area incorporating a lounge, dining space and kitchen
- Modern kitchen with a range of integrated appliances and feature lighting
- Four double bedrooms set across the first and second floors
- Two en-suites and a modern family bathroom
- Superb landscaped rear garden designed with low-maintenance in mind
- Tandem multi-vehicle driveway and single garage provide off-street parking







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

141.81 m²

1526.42 ft²

Reduced headroom

1.1 m²

11.8 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.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

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

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.