



11 Honingham Close, Arnold – NG5 6SG

Guide Price £140,000

DavidJames  
the estate agent



## 11 Honingham Close

Arnold, Nottingham

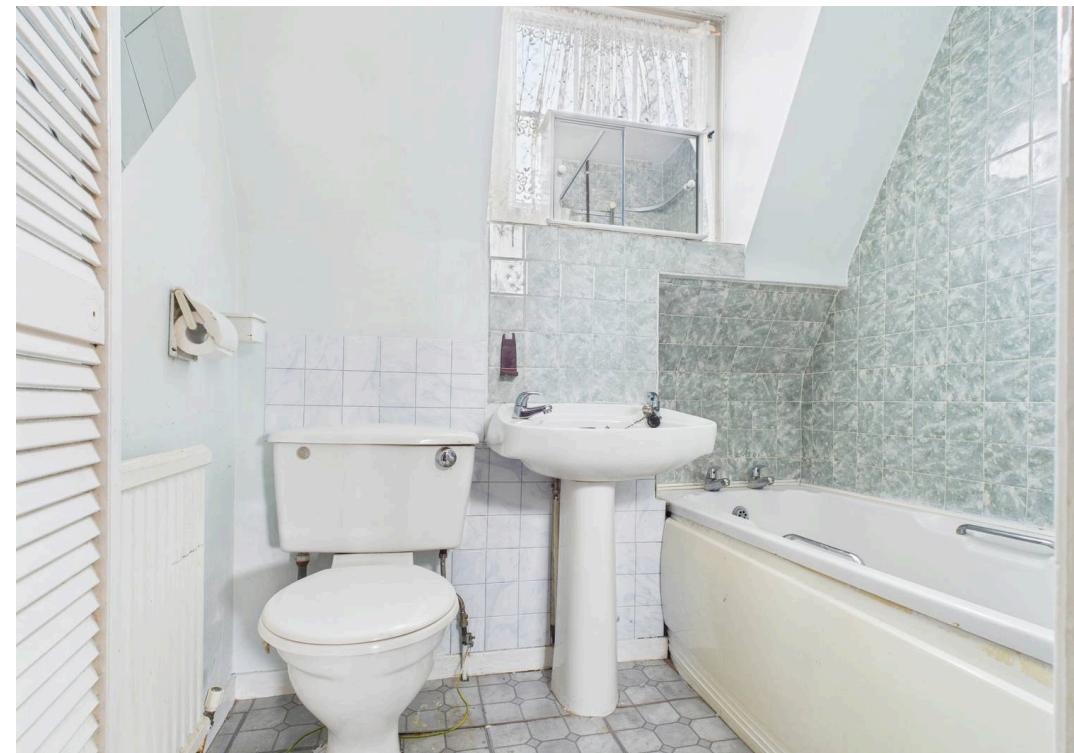
Mid-terrace house offered with no chain and requiring modernisation, near to Arnold's amenities! Lounge/dining room, kitchen, 2 bedrooms, bathroom, south facing low-maintenance rear garden and garage. Council Tax band: A

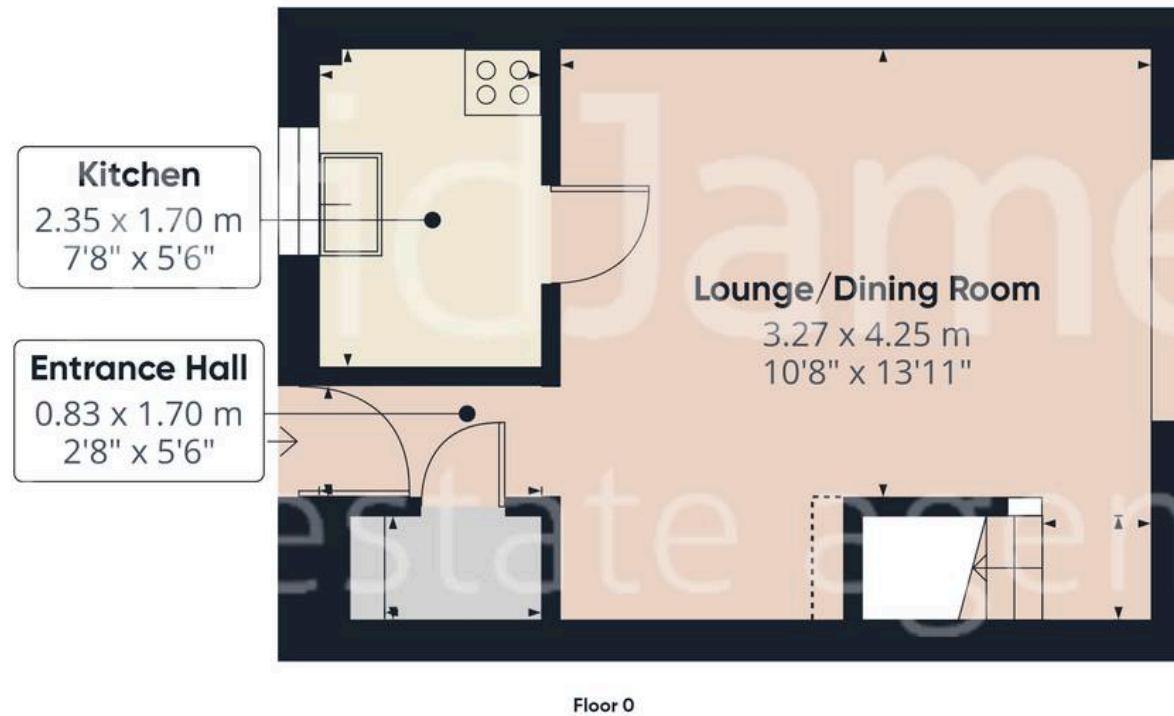
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Mid-terrace house
- No chain and requires modernisation with lots of potential
- Popular location close to Arnold's amenities and excellent bus links
- Spacious lounge/dining room with views over the rear garden
- Kitchen with space for freestanding appliances
- Two bedrooms (main double bedroom with fitted wardrobes)
- Bathroom with three-piece suite
- Gas central heating
- South-facing low-maintenance rear garden
- Garage in a block





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

46.6 m<sup>2</sup>  
499 ft<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>  
11 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://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.