



**45 Arnot Hill Road, Arnold – NG5 6LN**

Guide Price **£260,000**

**DavidJames**  
the estate agent





## 45 Arnot Hill Road

Arnold, Nottingham

Extended 3 bed semi-detached home with Arnold's amenities on the doorstep! Offering a welcoming lounge, open plan dining kitchen, modern bathroom and an attractive garden plus parking to the rear!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

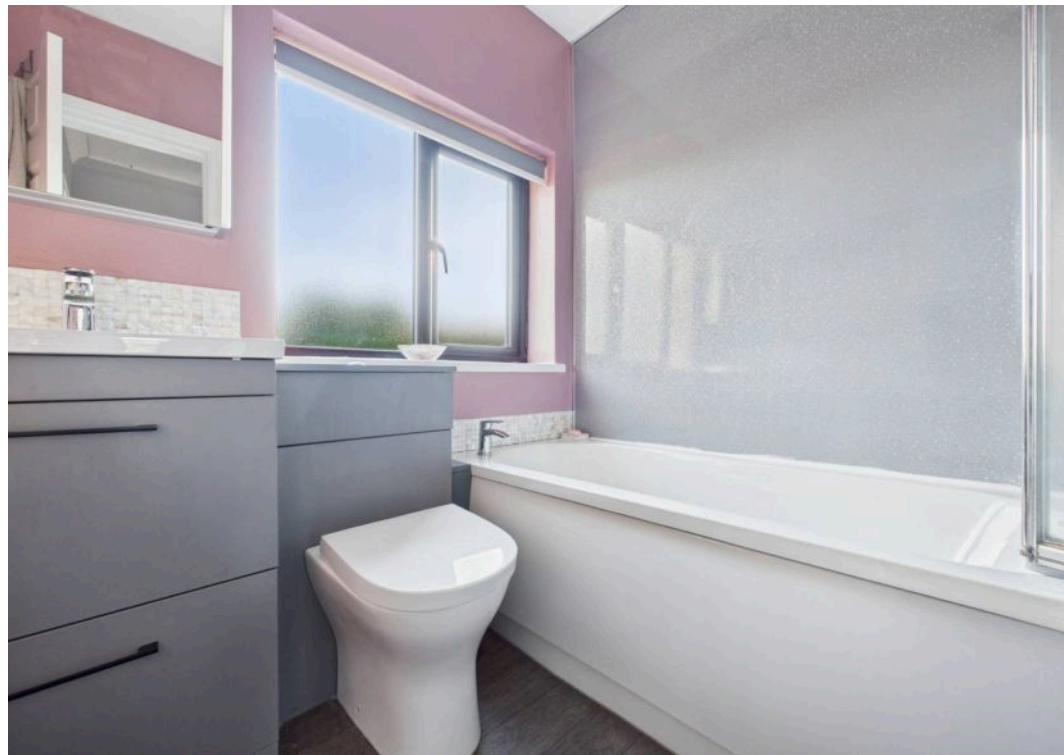
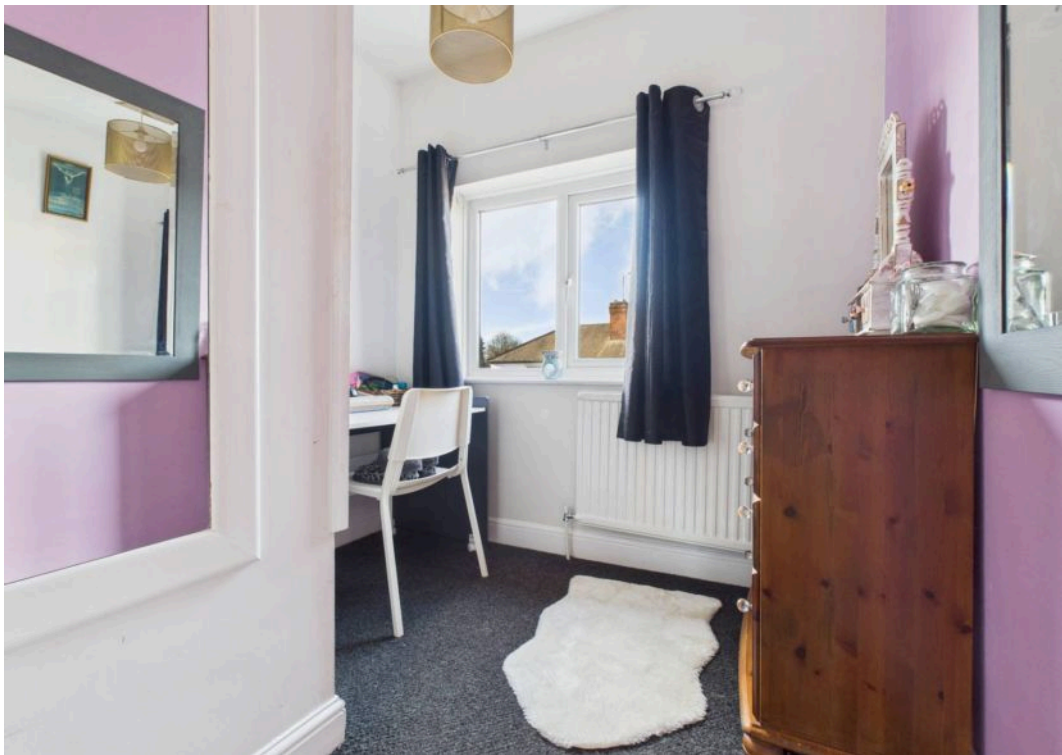
- Extended semi-detached family home
- A short walk from Arnold's excellent nearby amenities, supermarkets and frequent bus services
- Popular schools for all ages within easy reach
- Welcoming entrance hall with a convenient downstairs WC/store
- Well-presented and bright lounge with a feature bay window
- Superb open plan dining kitchen with a separate utility/store
- Three first floor bedrooms (main bedroom with in-built wardrobes)
- Modern family bathroom with a three-piece white suite and electric shower
- Attractive, low-maintenance and enclosed garden with patio seating space
- Off-street parking area to the rear

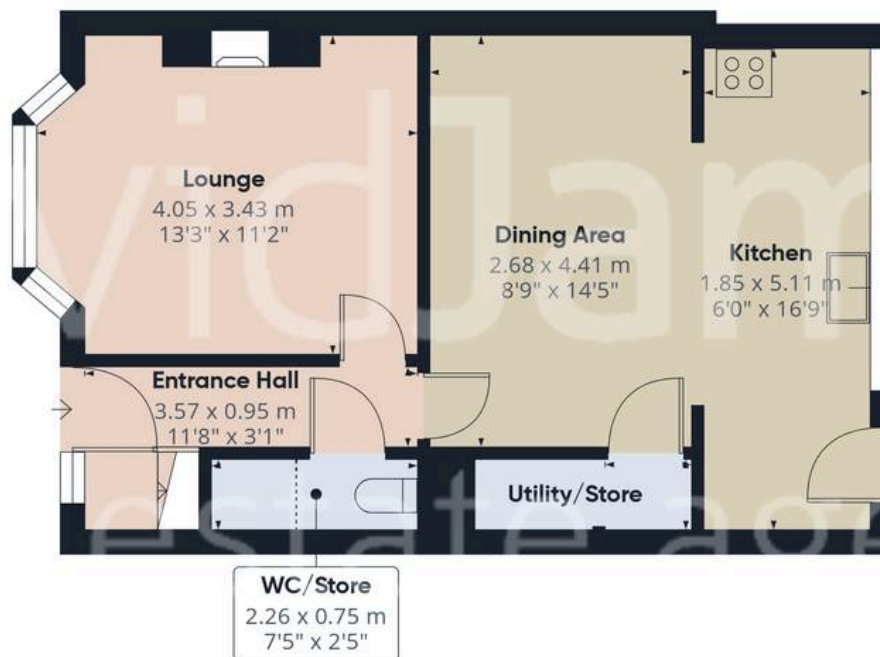












Floor 0

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

73.4 m<sup>2</sup>

791 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

7 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.

**GIRAFFE360**



Floor 1







## David James Estate Agents

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