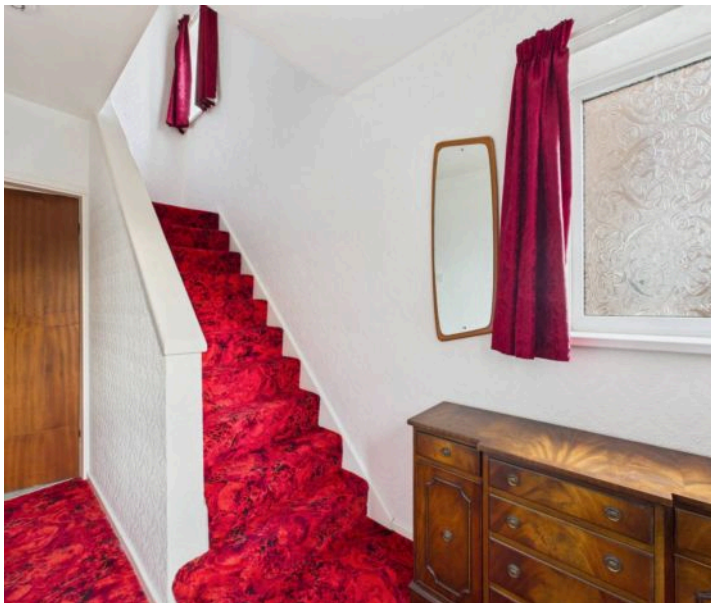




**21 Killisick Road, Arnold – NG5 8BY**

Guide Price **£220,000**

**DavidJames**  
the estate agent



## 21 Killisick Road

Arnold, Nottingham

NO CHAIN! Semi-detached home with views across green park space with Arnold's amenities & bus links close by. Featuring dining kitchen, utility room, 3 double beds & large westerly-facing rear garden!

Council Tax band: B

Tenure: Freehold

- Semi-detached home with a lovely open outlook across green park space
- Offered to the market with no onward chain
- Arnold's extensive amenities, schools, shops and frequent bus services close by
- Ideal opportunity for buyers seeking a well-proportioned home in a convenient location
- Bright and inviting lounge with a decorative fireplace
- Good sized dining kitchen with fitted kitchen, space for a table and chairs and pantry
- Useful ground floor downstairs WC and practical utility room
- Three well-proportioned double bedrooms (all with wardrobe storage)
- First floor bathroom fitted with a three-piece suite and combination vanity unit
- Good-sized westerly-facing rear garden with patio area, lawn, detached garage and shared driveway







Floor 0



Floor 1



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

87.2 m<sup>2</sup>  
938 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>  
9 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



## 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.