



**27 Thetford Close, Arnold – NG5 6PH**

Guide Price **£210,000 – £220,000**





## 27 Thetford Close

Arnold, Nottingham

GUIDE PRICE £210,000-£220,000 Stylishly-presented 2 double bed end townhouse in a desirable cul-de-sac close to Arnold's amenities! Ideal for first-time buyers, investors, downsizers or professionals.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- End townhouse occupying a generous and favourable corner plot
- Ideal for first-time buyers, professionals, downsizers or investors
- Desirable cul-de-sac location within easy reach of Arnold's excellent amenities and bus services
- Well-presented and with neutral décor throughout
- Bright and spacious lounge with a feature bow window
- Superb dining kitchen with a range of units, integrated cooking appliances and a Belfast-style sink
- Two double bedrooms (with built-in wardrobes to the main room)
- Stylish bathroom with a white suite, contemporary fixtures and a rainfall-style shower
- Private rear garden with patio seating space, lawn and established planting
- Garage and hardstanding parking to the rear

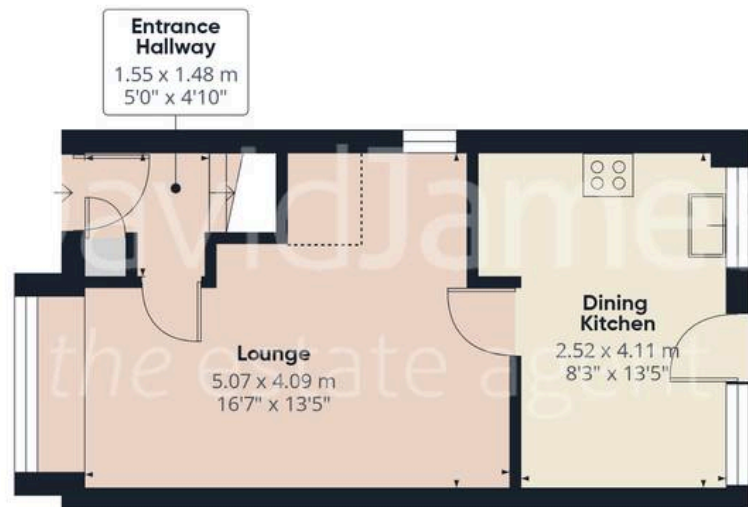






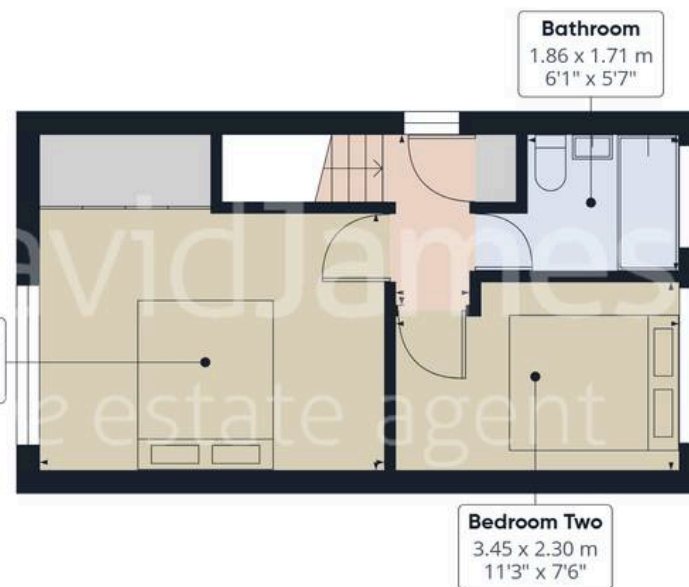






Floor 0 Building 1

**Bedroom One**  
4.18 x 3.10 m  
13'8" x 10'2"



Floor 1 Building 1



Floor 0 Building 2



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

73.6 m<sup>2</sup>

794 ft<sup>2</sup>

**Reduced headroom**

0.8 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

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