



33 Hunter Road, Arnold – NG5 6QZ

Guide Price **£260,000 – £270,000**





33 Hunter Road

Arnold, Nottingham

GUIDE PRICE £260,000- £270,000 NO CHAIN! Well-presented and renovated 3-bed semi with modern dining kitchen, bright lounge, tiered garden, drive and garage. Convenient access to schools and amenities!

Council Tax band: B

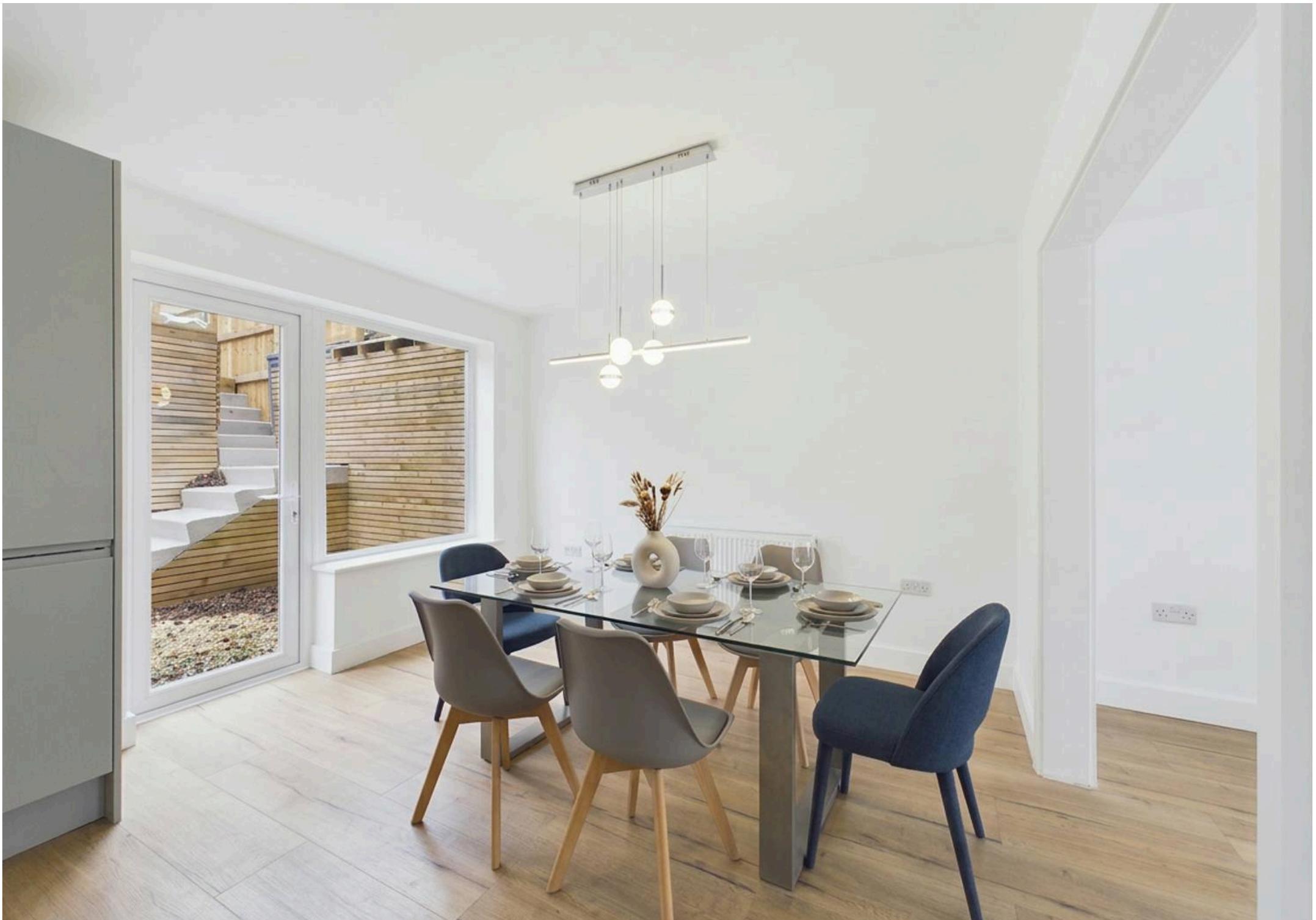
Tenure: Freehold

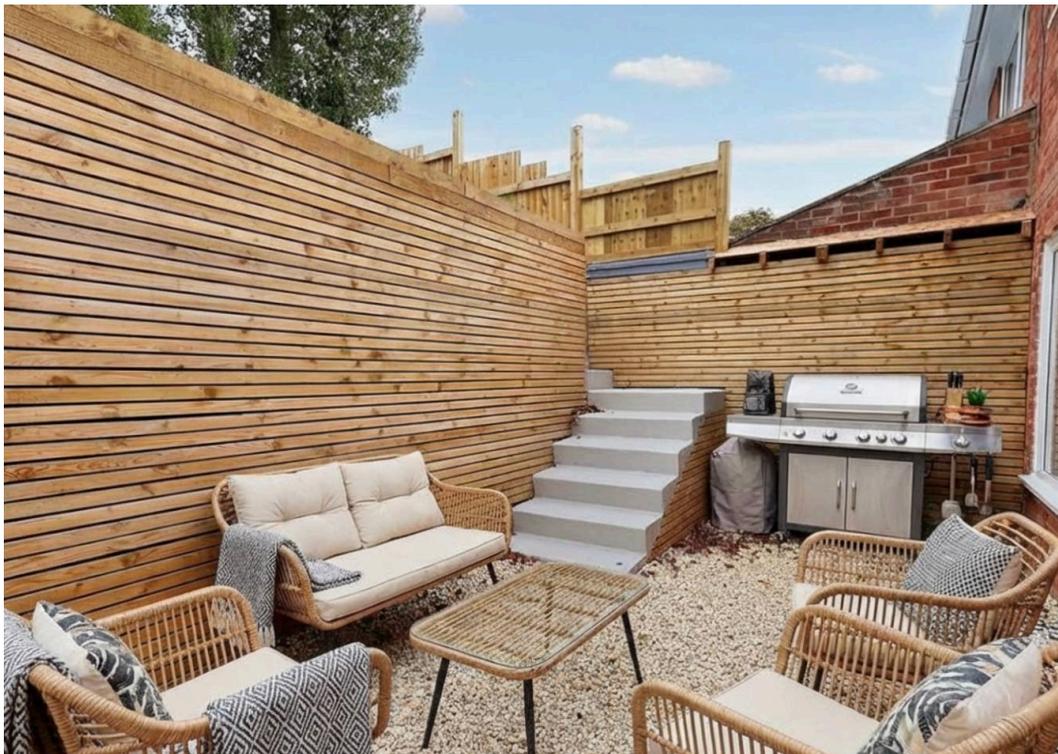
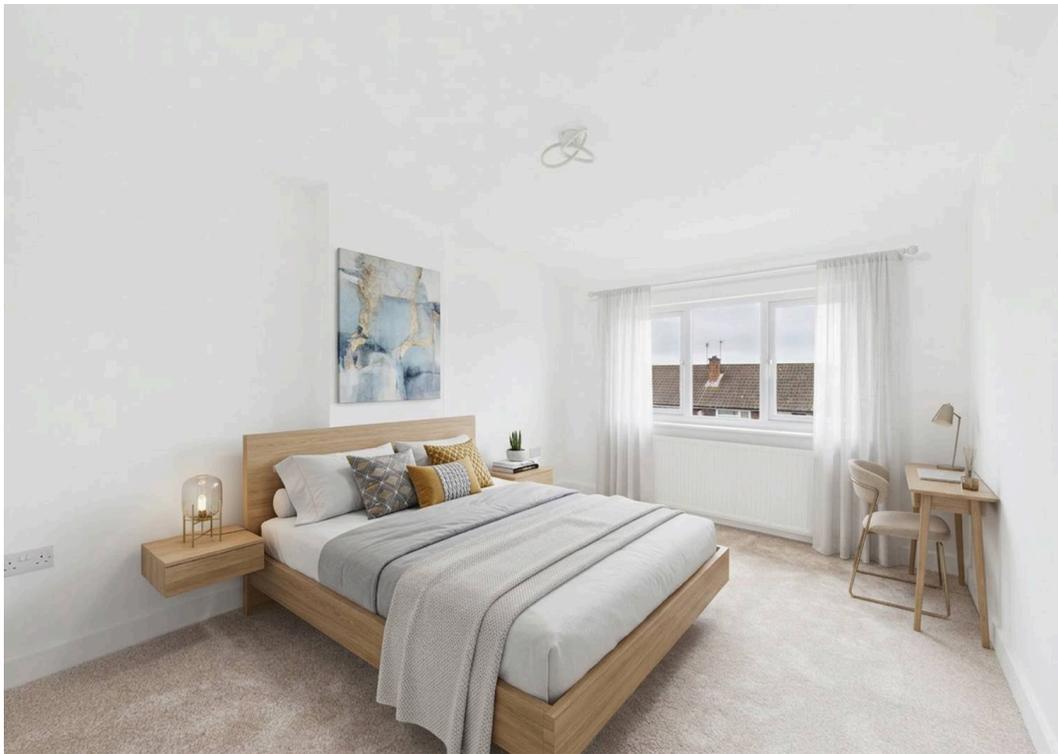
EPC Energy Efficiency Rating: D

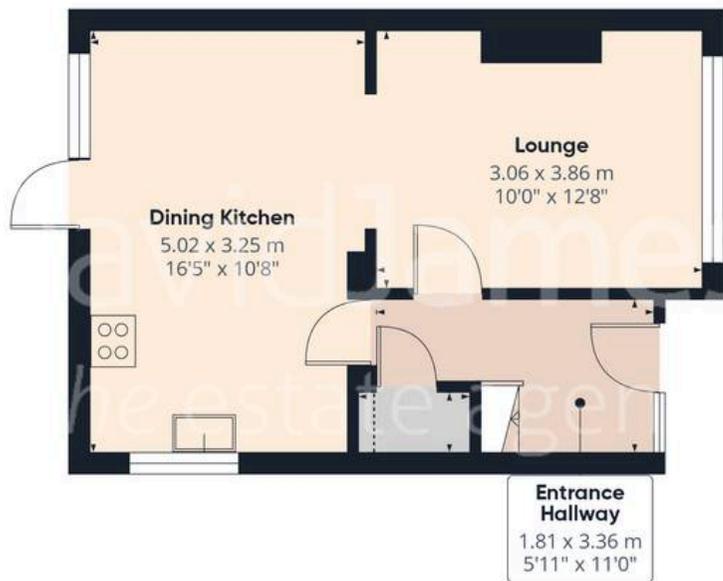
EPC Environmental Impact Rating: D

- Recently renovated and beautifully presented semi-detached home
- Available with no upward chain
- Ideal for first-time buyers and growing families
- Within easy reach of both Arnold and Mapperley's nearby amenities, schools and transport links
- Bright lounge with a feature electric fire
- Superb open-plan dining kitchen with integrated appliances and garden views
- Three neutrally-decorated bedrooms
- Modern family bathroom with a white three-piece suite and rainfall over-bath shower
- South-easterly facing landscaped rear garden with tiered levels and patio seating space
- Driveway for multiple vehicles leading to a garage

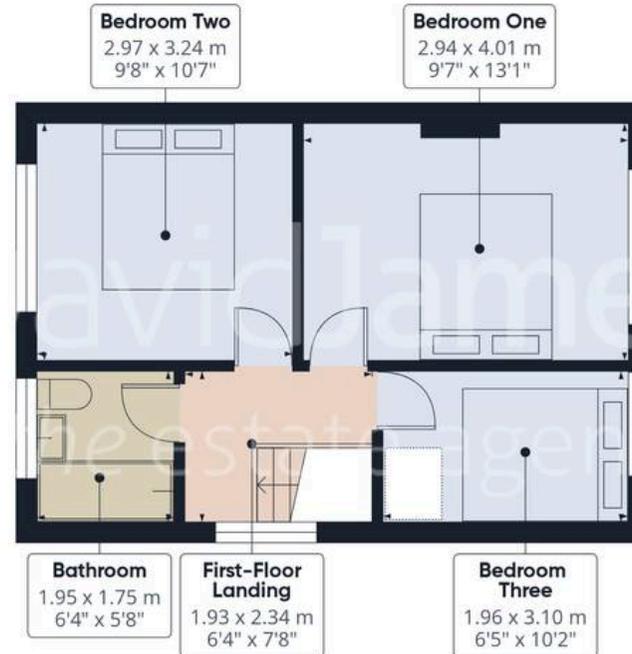








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

79.6 m²
857 ft²

Reduced headroom

1.1 m²
12 ft²

(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



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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.