

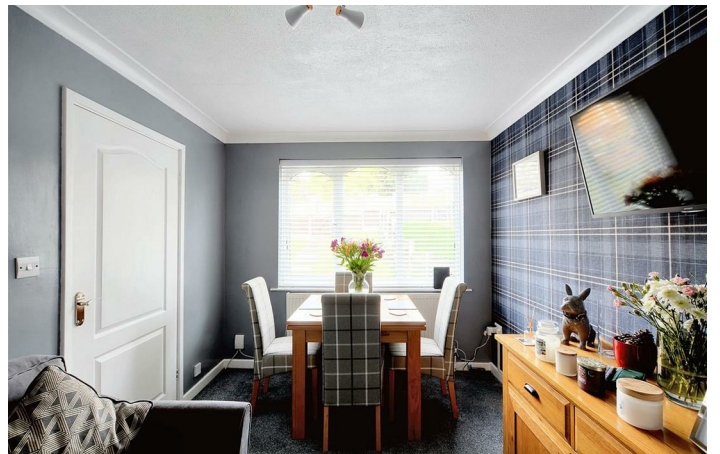
Danes Close,  
Arnold, Nottingham  
NG5 8NU

**£210,000 Freehold**



This home comprises of hallway, two reception rooms, kitchen, three bedrooms and a family bathroom

Call today to arrange your viewing, do not miss out!



### Front of Property

To the front of the property there is a laid to lawn area with steps leading to the front entrance. On road parking. Gated access and fencing surrounding

### Living Room

12'8" x 12'7" approx (3.88 x 3.85 approx)

Double glazed sliding door leading out to the rear garden. Carpeted flooring. Wall mounted radiator. TV point

### Kitchen

11'3" x 8'6" approx (3.44 x 2.61 approx )

Double glazed window to the front elevation. Tiled splashbacks. Coving to the ceiling. Range of wall base and drawers units with worksurfaces above. Double sink and drainer unit with dual heat tap above. Integrated electric fan oven with 4 ring gas hob with extractor fan above. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Space and plumbing for freestanding dishwasher

### Dining Room

11'4" x 8'10" approx (3.47 x 2.71 approx)

Carpeted flooring. Wall mounted radiator. Coving to the ceiling

### Utility Area

Door leading to the rear. Ground floor WC

### First Floor Landing

Double glazed window to the side elevation. Carpeted flooring. Access to loft. Built-in storage cupboard

### Bedroom 1

12'8" x 9'1" approx (3.88 x 2.77 approx)

Double glazed window. Carpeted flooring. Wall mounted radiator

### Bedroom 2

7'4" x 9'1" approx (2.24 x 2.77 approx)

Double glazed window. Carpeted flooring. Wall mounted radiator

### Bedroom 3

11'0" x 5'8" approx (3.36 x 1.75 approx)

Double glazed window. Carpeted flooring. Wall mounted radiator

### Family Bathroom

8'1" x 7'4" approx (2.47 x 2.24 approx )

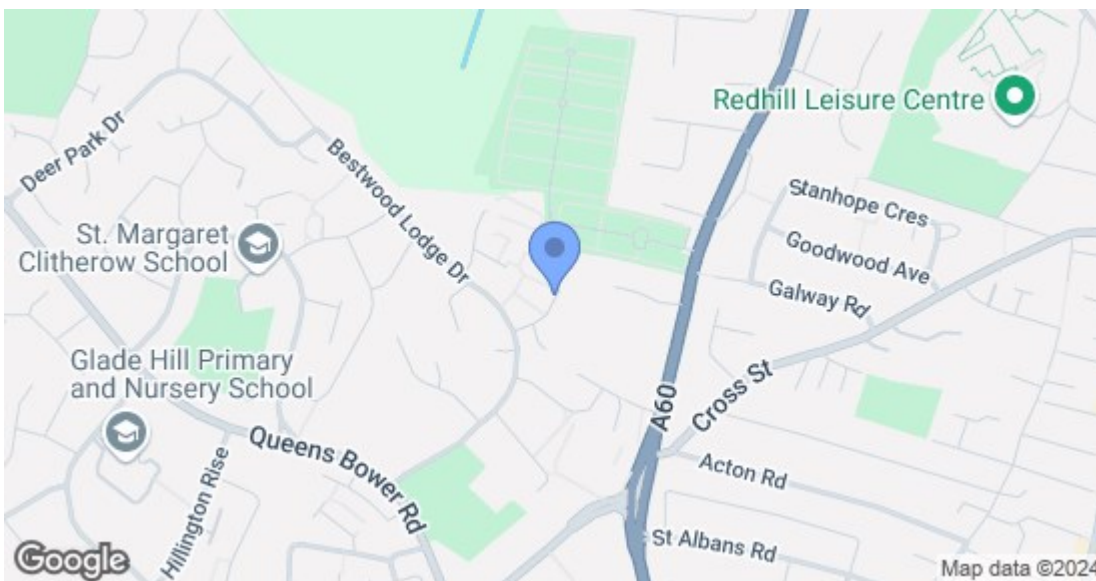
Double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Heated towel rail. 3 piece suite comprising of a bath with dual heat tap, hand wash basin with dual heat tap and a WC

### Council Tax

Local Authority Gedling

Council Tax band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.