



## 22 Laver Close, Arnold, Nottingham, NG5 7LS

£1,250 Per Month

- Garage
- Located In Sought-After Area Of Arnold
- Well Presented Throughout
- Generous Sized Garden To Rear
- Ideal Family Home
- Coppice Farm Primary School just a short walk away
- Driveway Parking
- Lounge and Dining Room

# 22 Laver Close, Nottingham NG5 7LS

Located in the sought-after area of Arnold, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal family home. The property comprises a welcoming lounge, separate dining room, fitted kitchen, three generously sized bedrooms, and a family bathroom.

The property benefits from a modern and stylish interior that creates a warm and comfortable living environment. Externally, the property boasts attractive front and rear gardens, driveway parking, and a garage, providing excellent outdoor space and practicality.

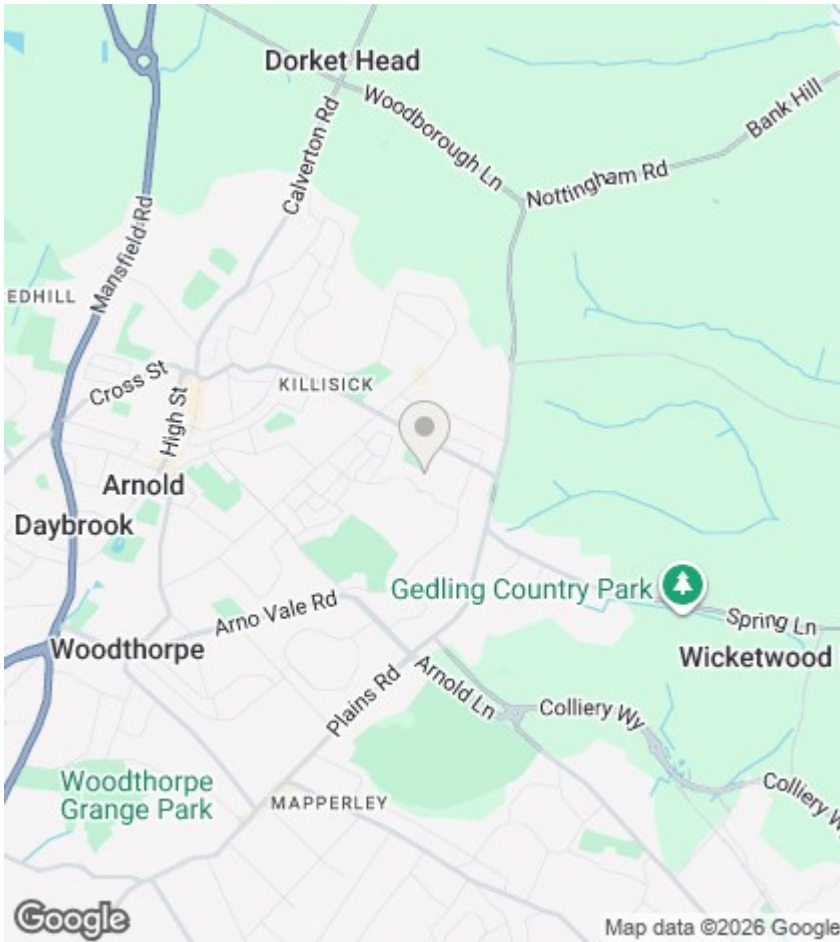
Perfectly positioned for families and commuters alike, the property is within easy reach of Arnold Town Centre, offering a wide range of shops, supermarkets, cafes, restaurants, and local amenities. It is also ideally located with Coppice Farm Primary School just a short walk away as well as Arnold Hill Spencer Academy nearby, making it an excellent choice for those looking to be within catchment of popular local schools.



Council Tax Band: B







## Directions

## Viewings

Viewings by arrangement only. Call 0115 6485485 to make an appointment.

**EPC Rating:**  
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	