



47 ARNOLD ROAD NOTTINGHAM

£900 Per

A 3 bedroom end-terrace house which is situated within close distance Basford Tram station and Nottingham city hospital.

To the entrance is the first reception room which leads you to the separate dining room with new flooring. The modern kitchen includes an oven/hob and washing machine. At the rear of the house is an enclosed low maintenance garden.

To the first floor is a spacious double bedroom and a single bedroom. The bathroom includes a shower over the bath, sink, W/C and some chrome bathroom fittings. To the second floor is a huge attic double bedroom.

The house also benefits from gas central heating, double glazed windows, and on street parking is available on Lansdowne Road opposite the house. The property is situated within easy reach of both Nottingham city centre, the City Hospital, Basford tram stop and the M1 J26.



- Unfurnished • Two reception rooms • Modern kitchen & bathroom • Close to Basford tram stop & City Hospital



- Low maintenance garden • Gas central heating • Double glazed windows • Shops and local amenities nearby • Council tax band = A



Approx Gross Internal Area
79 sq m / 847 sq ft



Ground Floor
Approx 34 sq m / 361 sq ft

First Floor
Approx 28 sq m / 305 sq ft

Second Floor
Approx 17 sq m / 181 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC Rating: D Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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