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**DavidJames**  
the estate agent

**Church Lane, Arnold, Nottingham, NG5 8HH**

**Guide Price £200,000**



## About This Property

Discover the charm of this traditional three-storey mid-terraced home, boasting three bedrooms across its upper levels, including a first-floor bedroom with a characterful period-style fireplace. The entrance hall leads to a cozy lounge, complete with a fireplace featuring a marble back panel and hearth. The dining kitchen is equipped with cream panelled finish base and eye-level units, solid timber worktops, and access to a practical cellar. A bathroom/Wc with white suite on the first floor, is enhanced by a mains shower. This home boasts gas central heating and UPVC double glazing. Outside, a generously sized south-facing lawned rear garden offers a tranquil retreat. Positioned on a peaceful road with a park directly across, and within easy reach of Arnold's local amenities and bus routes, this property presents a delightful blend of tranquility and accessibility.



- Traditional style three storey mid terraced house
- Three bedrooms set over the first and second storeys, first floor bedroom one with period style fireplace
- Entrance hall
- Lounge with fireplace with marble back panel and hearth
- Dining kitchen with a range of cream panelled finish base and eye level units and solid timber worktops, cellar
- First floor bathroom/Wc with white suite and mains shower
- Gas central heating, UPVC double glazing
- Good sized south-facing lawned rear garden with patio area
- Situated on a quiet road with a recreation ground directly opposite
- Close to Arnold's amenities and bus routes











Floor 0



Floor 1



Floor 2

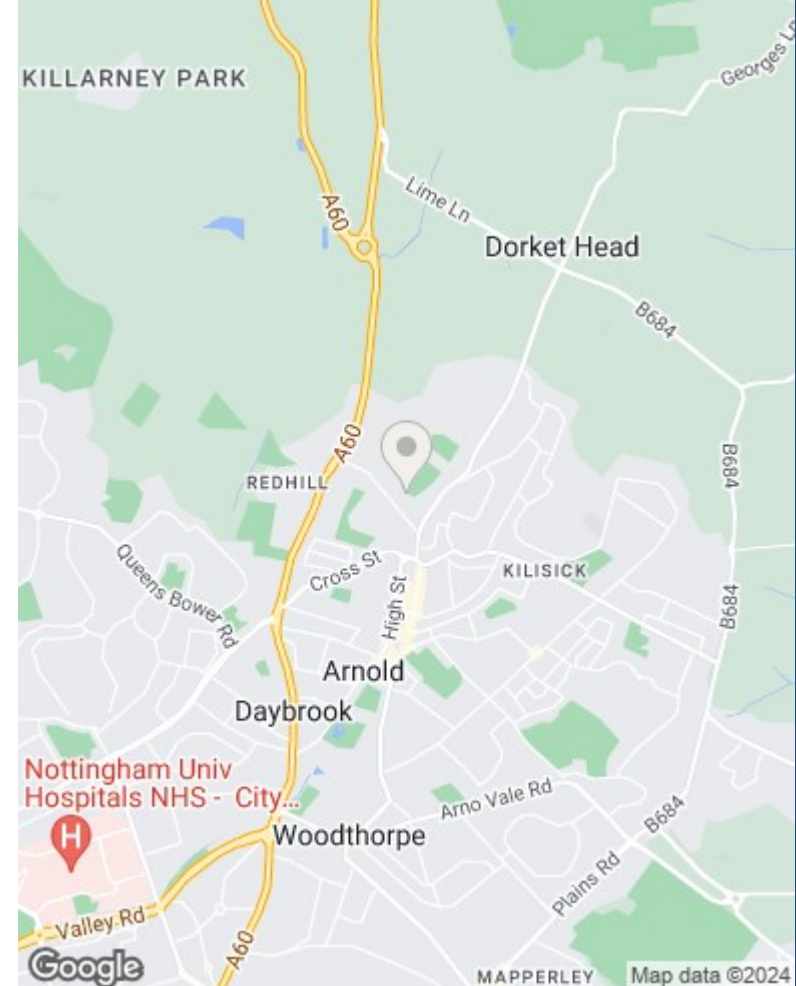


Approximate total area<sup>(1)</sup>  
68.94 m<sup>2</sup>  
742.05 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: A**  
**Gedling Borough Council**  
**Freehold**

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