



3



2



1



c

DavidJames
the estate agent

Surgeys Lane, Arnold, Nottingham, NG5 8ER

Guide Price £210,000

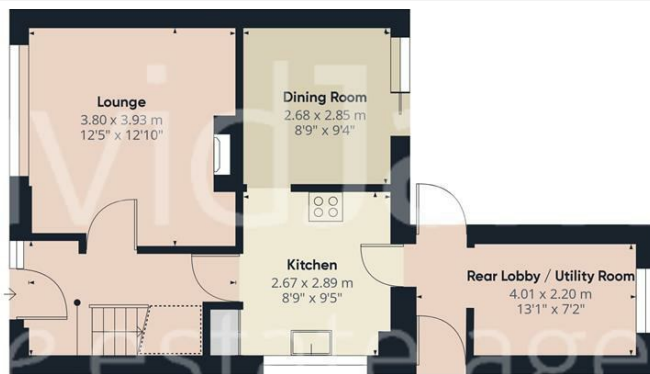
About This Property

This extended semi-detached house, situated on a corner plot in Arnold, offers a spacious and functional living space. Boasting three bedrooms, an inviting entrance hall, and a cozy lounge with a fireplace featuring tiled inserts and a gas fire. The dining room, complete with patio doors leads to the rear garden, connects to the kitchen and an additional utility room/boot room with an adjoining rear lobby. The first floor has a fully tiled shower room/WC, featuring a white suite and a double shower cubicle with an electric shower. Practical amenities include gas central heating and UPVC double glazing. Outside, the property offers low-maintenance gardens to the front, side, and rear, along with a garage situated at the rear of the property. Conveniently located within walking distance of Arnold's amenities and bus routes, this property presents a fantastic opportunity for a comfortable and well-connected lifestyle.

- Extended semi detached house set on a corner plot and sold with no upward chain
- Three bedrooms
- Entrance hall
- Lounge with fireplace and with tiled inserts and gas fire
- Dining room with patio doors to the rear garden
- Kitchen, utility room/ boot room with adjoining rear lobby
- First floor fully tiled shower room/Wc with white suite and double with shower cubicle with electric shower
- Gas central heating, UPVC double glazing
- Low maintenance gardens to the front, side and rear
- Garage situated to the rear of the property, in walking distance of Arnold's amenities and bus route







Hallway
3.69 x 2.01 m
12'1" x 6'7"

Floor 0



Floor 1



Approximate total area*

81.21 m²
874.12 ft²

Reduced headroom

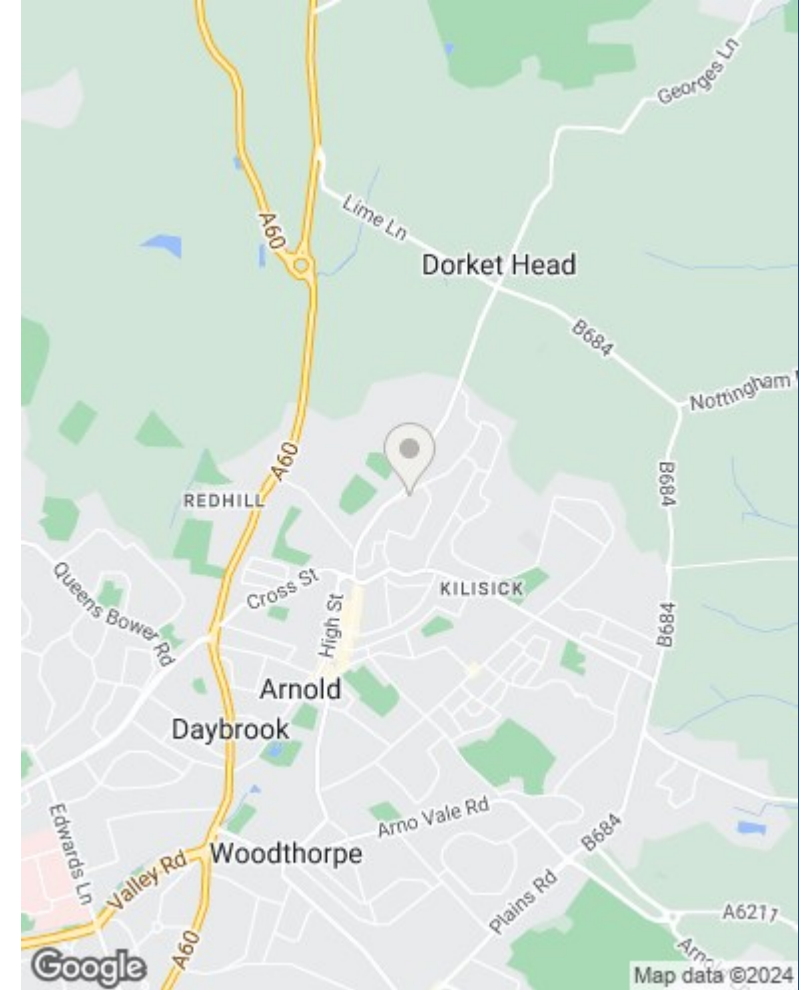
1.65 m²
17.74 ft²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: B
Gedling Borough Council
Freehold

DavidJames
the estate agent

David James Estate Agents
100 Front Street, Nottingham, NG5 7EJ
t: 0115 955 5550 e: arnold@david-james.com

