

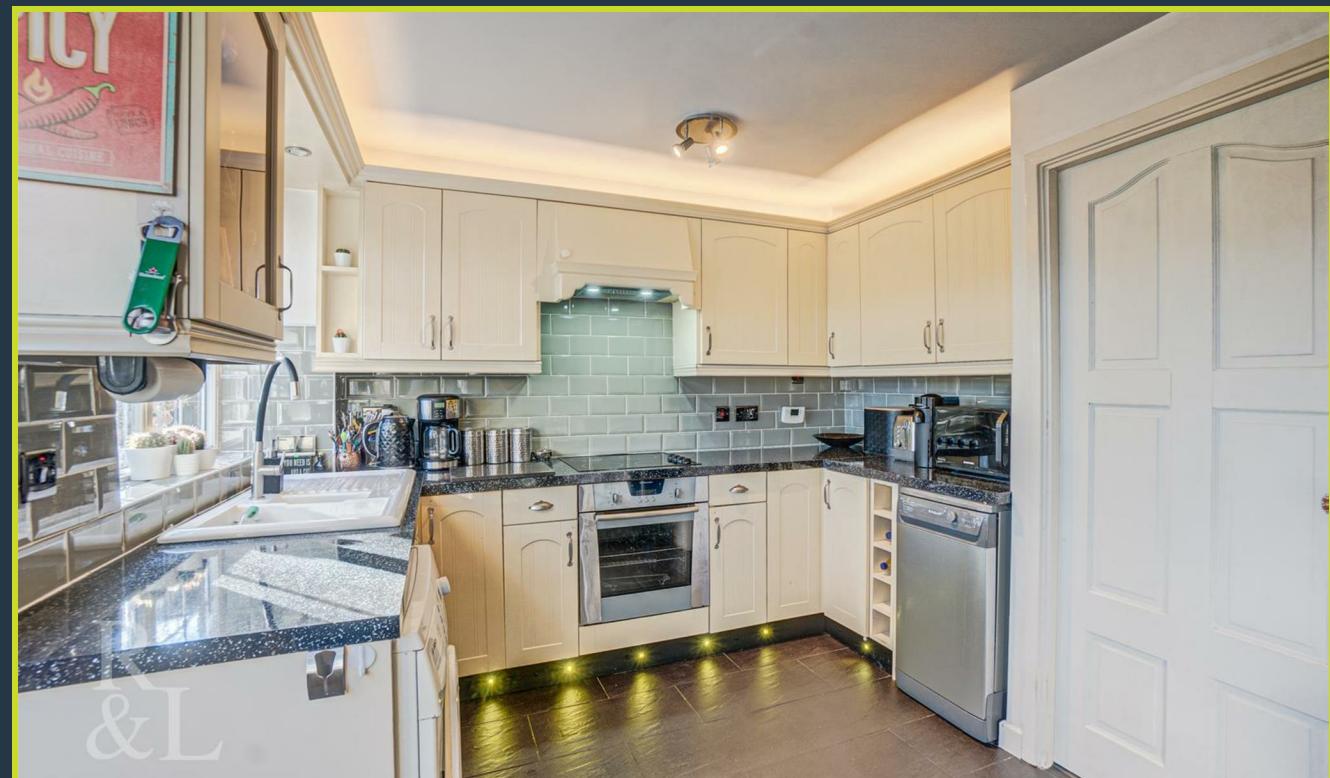


97 Charnwood Lane

Arnold | NG5 6PF | Offers Over £200,000

ROYSTON
& LUND

- Offers Over: £200,000
- Situated In Arnold
- Kitchen/Diner
- Good-Sized Garden - Driveway
- Council Tax Band B
- End-Townhouse
- Two Double Bedrooms
- Modern Bathroom
- Freehold
- EPC Rating C





Offers Over: £200,000

Royston & Lund are pleased to present this stunning end- townhouse situated within a quiet but popular residential location and located within excellent proximity of amenities. The amenities nearby include well-regarded schools, supermarkets and nearby parks.

Upon entering the property via the porch, you are greeted by the hall which provides access to the accommodation over both floors. The lounge is a nicely-sized room and includes a front facing bay window which floods the room with natural light. Lastly, to the ground floor there is a kitchen/diner which includes a range of units and the facilities for freestanding appliances including dishwasher, American style fridge/freezer and a washing machine.

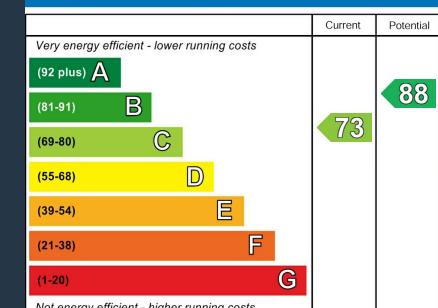
To the first floor there are two double bedrooms. The main bedroom includes fitted wardrobes which provide ample storage. The bedrooms are complemented by a modern bathroom which benefits from a three piece white suite including a bath with an overhead electric shower, wash basin and a WC.

Outside, the property benefits from a one-of-a-kind garden for this road. The enclosed garden is good-sized and includes a lawn, patio, plants/shrubs, hardstanding shed and raised flower beds. The former garage now has storage and also could be used as an office for those who work remotely due to it including electricity and a separate door accessed from the garden. Lastly, to the front there is a block-paved driveway providing off-street parking for two vehicles.



EPC

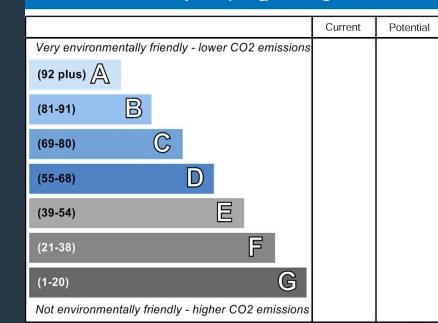
Energy Efficiency Rating



EU Directive
2002/91/EC

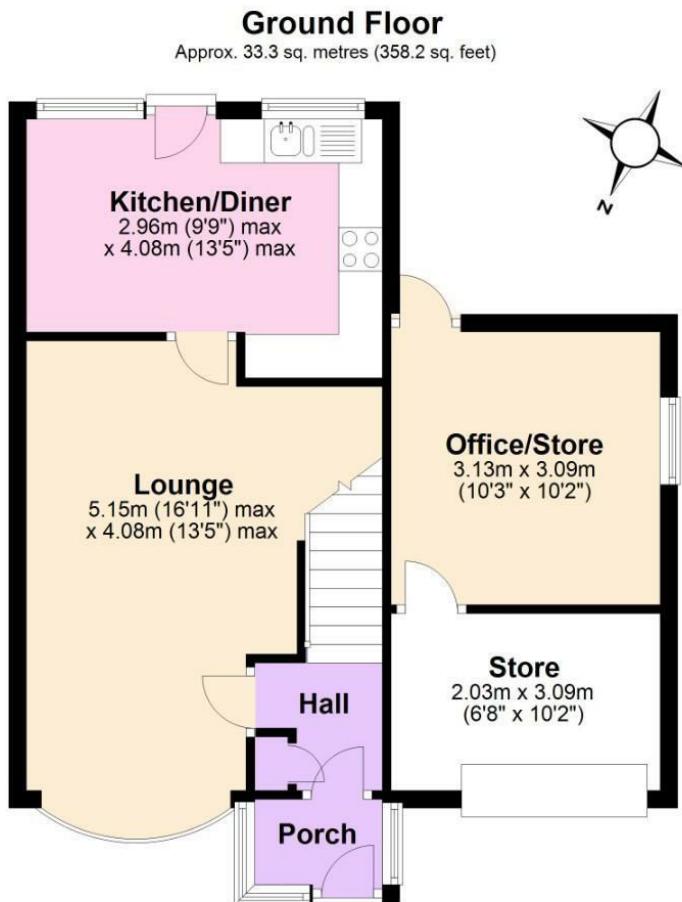
England & Wales

Environmental Impact (CO₂) Rating



EU Directive
2002/91/EC

England & Wales



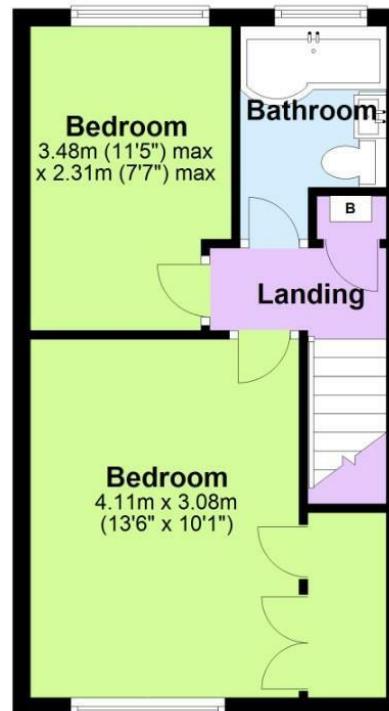
Total area: approx. 64.7 sq. metres (696.1 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

First Floor

Approx. 31.4 sq. metres (337.9 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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