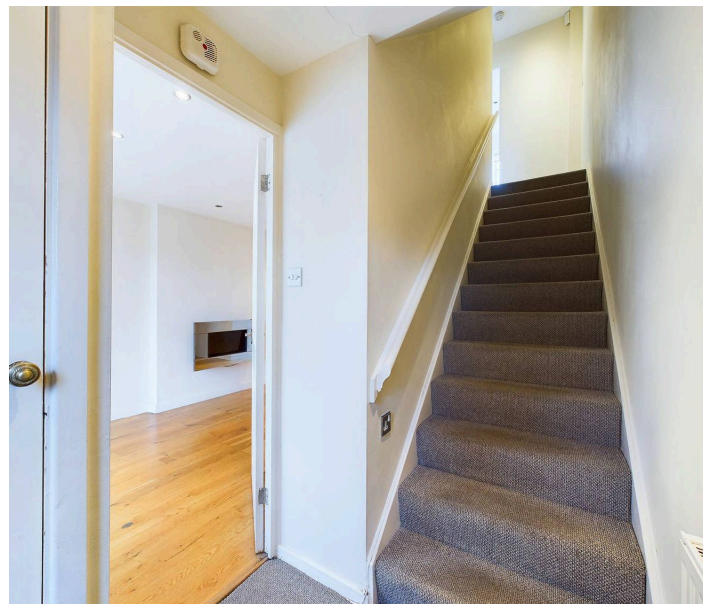
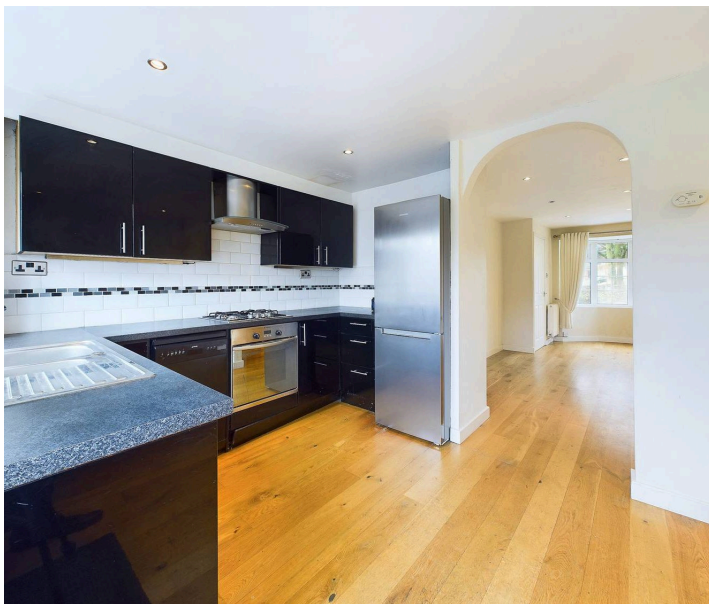




33 Spinningdale, Arnold – NG5 8QS

Guide Price **£170,000**

DavidJames
the estate agent



33 Spinningdale

Arnold, Nottingham

Georgian-style 2 bedroom townhouse set away from the roadside and overlooking an open communal green – offered to the market with no upward chain! Spacious lounge, sleek kitchen, modern bathroom and an enclosed garden with garage.

Council Tax band: B

Tenure: Freehold

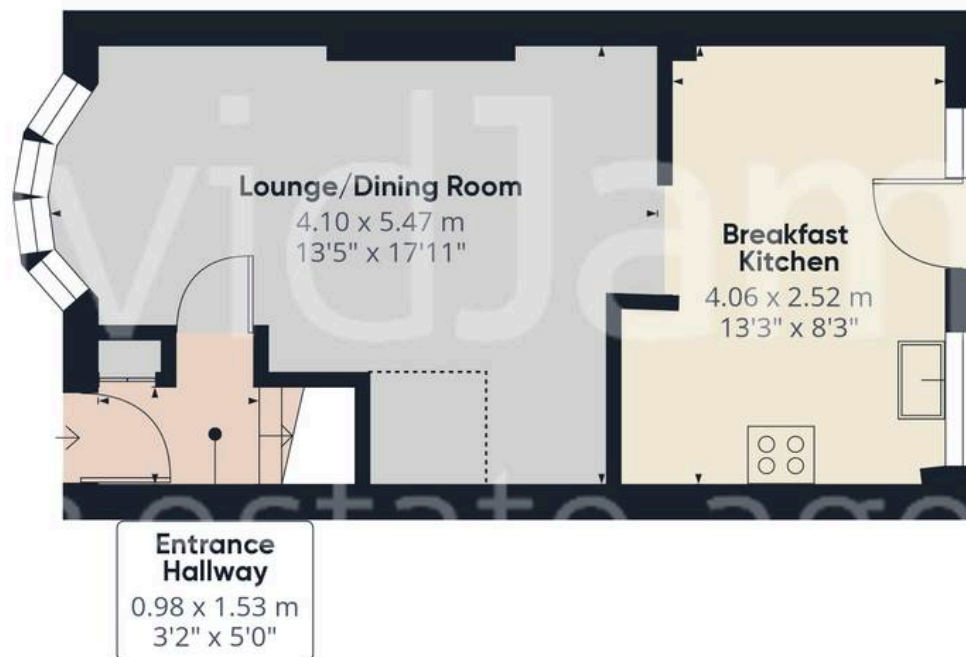
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Georgian-style townhouse
- Set away from the roadside on a communal open green
- No upward chain and ideal for first time buyers, investors or downsizers
- Lounge with Oak-finish flooring, large bay window and feature electric fire
- Modern breakfast kitchen with high-gloss units and integrated appliances
- Two double bedrooms (main bedroom with triple wardrobes)
- Well-appointed bathroom with a four-piece suite including a shower enclosure
- Combi gas central heating, UPVC double glazing and an alarm system
- Enclosed low-maintenance rear garden
- Garage at rear of property for useful off-street parking or storage







Floor 0 Building 1

Approximate total area⁽¹⁾

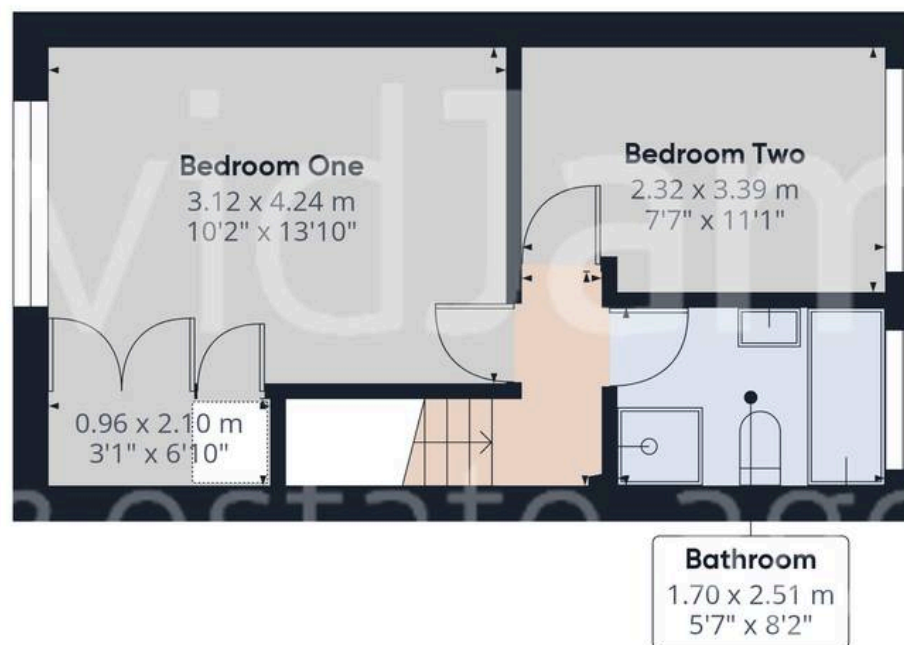
59.95 m²

645.31 ft²

Reduced headroom

0.94 m²

10.15 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.