



**3 Furlong Street, Arnold – NG5 7AA**

Guide Price **£190,000 – £200,000**

**DavidJames**  
the estate agent





## 3 Furlong Street

Arnold, Nottingham

Charming 3 bedroom terraced house just a short walk from Arnold's amenities! Immaculately presented with versatile living spaces, an enclosed garden and a highly convenient location. A must-view!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

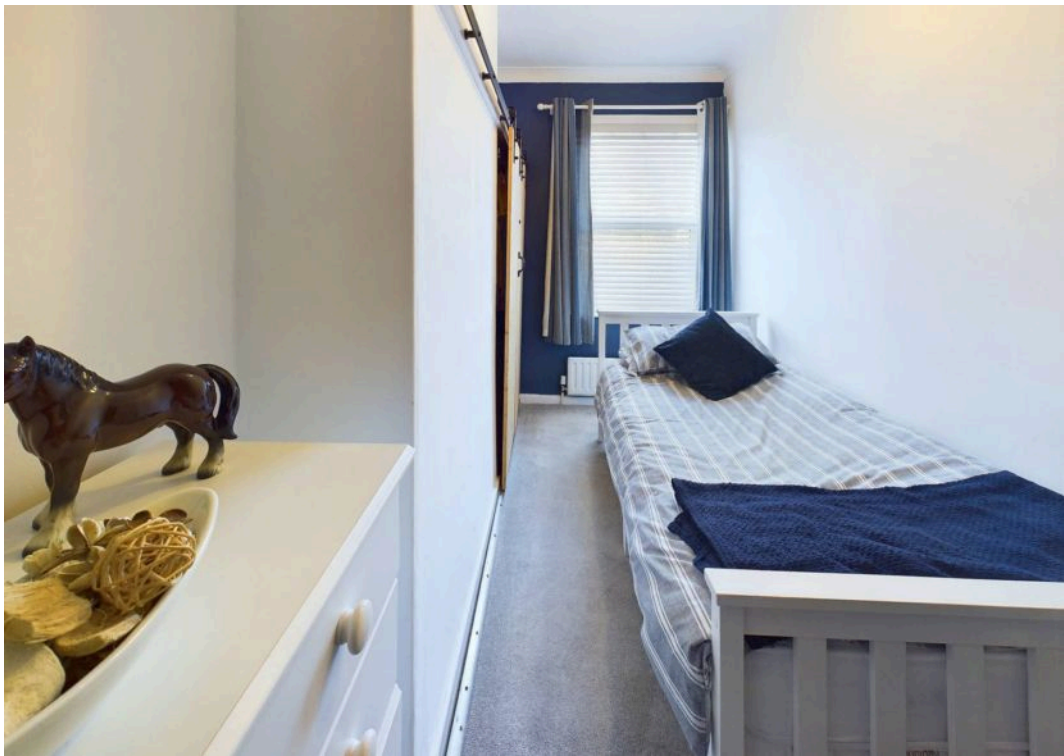
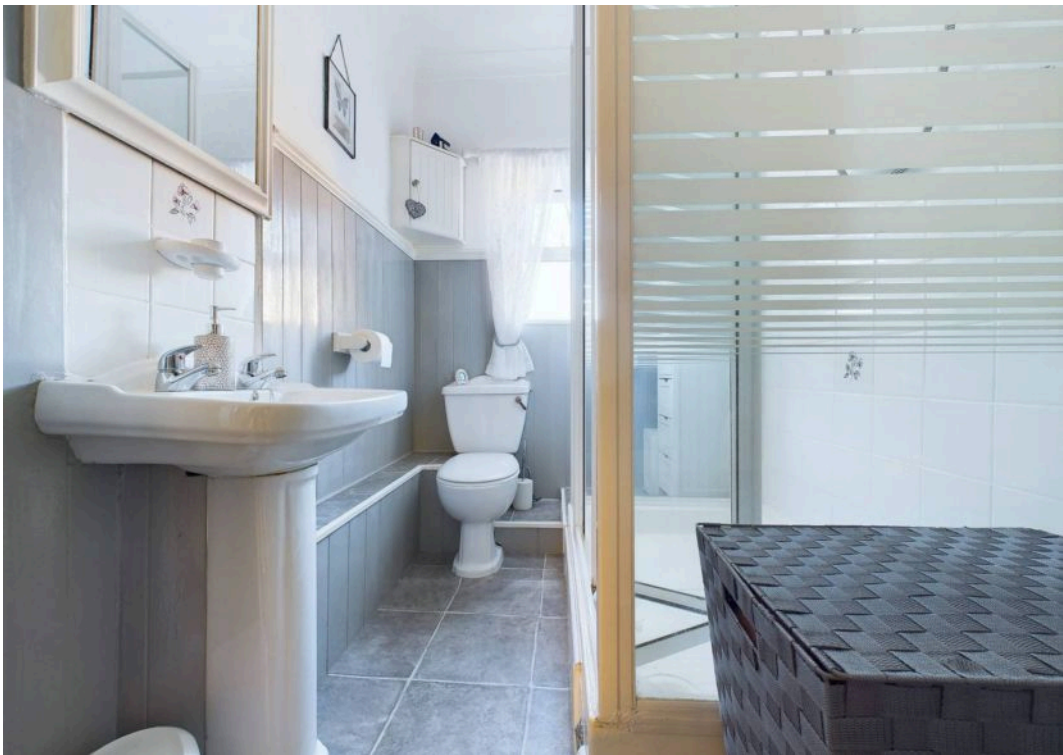
- Well-presented terraced house
- A short walk from Arnold's excellent amenities and frequent transport links
- Lovingly maintained by the current owner for over 40 years
- Neutral decor throughout
- Two reception rooms (including a lounge with a feature gas fire and a separate generous dining room)
- Fitted kitchen with space for freestanding appliances
- Three bedrooms (including two double bedrooms and a versatile single bedroom/home office)
- Well-appointed shower room with a three-piece suite
- Cellar level providing useful storage space
- Low-maintenance and enclosed rear garden with a range of mature planting













Floor -1



Floor 0

Approximate total area<sup>(1)</sup>

85.51 m<sup>2</sup>

920.42 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1



Floor 2





## David James Estate Agents

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