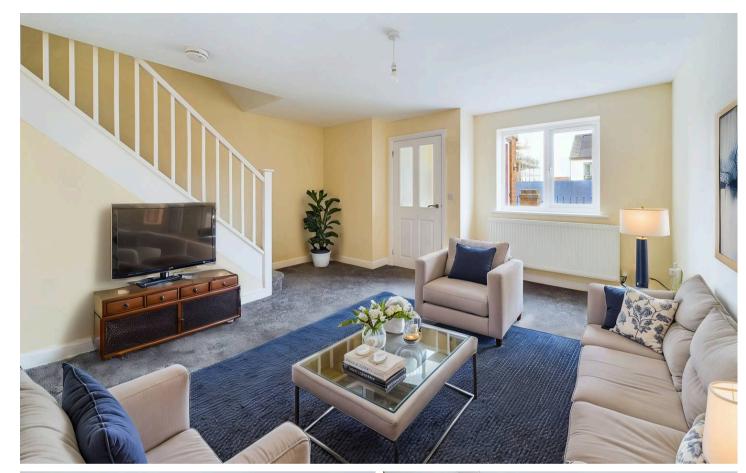


126 Rolleston Drive, Arnold - NG5 7JP Guide Price £230,000

DavidJames





126 Rolleston Drive

Arnold, Nottingham

Modern semi-detached house close to Arnold and Mapperley's amenities, offered with no upward chain! Boasting a lounge, modern dining kitchen, 3 beds and a bathroom plus off-street parking and a low-maintenance garden. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well presented semi-detached house, ready to move into and available with no upward chain
- Three bedrooms including two double bedrooms and a versatile third guest bedroom/home office
- Spacious lounge, neutrally decorated and benefitting from dual aspect windows for ample natural light
- Modern, monochrome dining kitchen with integrated appliances and french doors onto rear garden
- Well appointed bathroom with white three piece suite and shower over
- Low maintenance rear garden with paved patio area leading to artificial lawn, enclosed to all sides for privacy and with gate to access parking
- Car port & two allocated block paved parking spaces to rear of property
- Gas central heating with Solar panels and UPVC windows for energy efficiency
- Entrance hall & downstairs WC for added









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.