

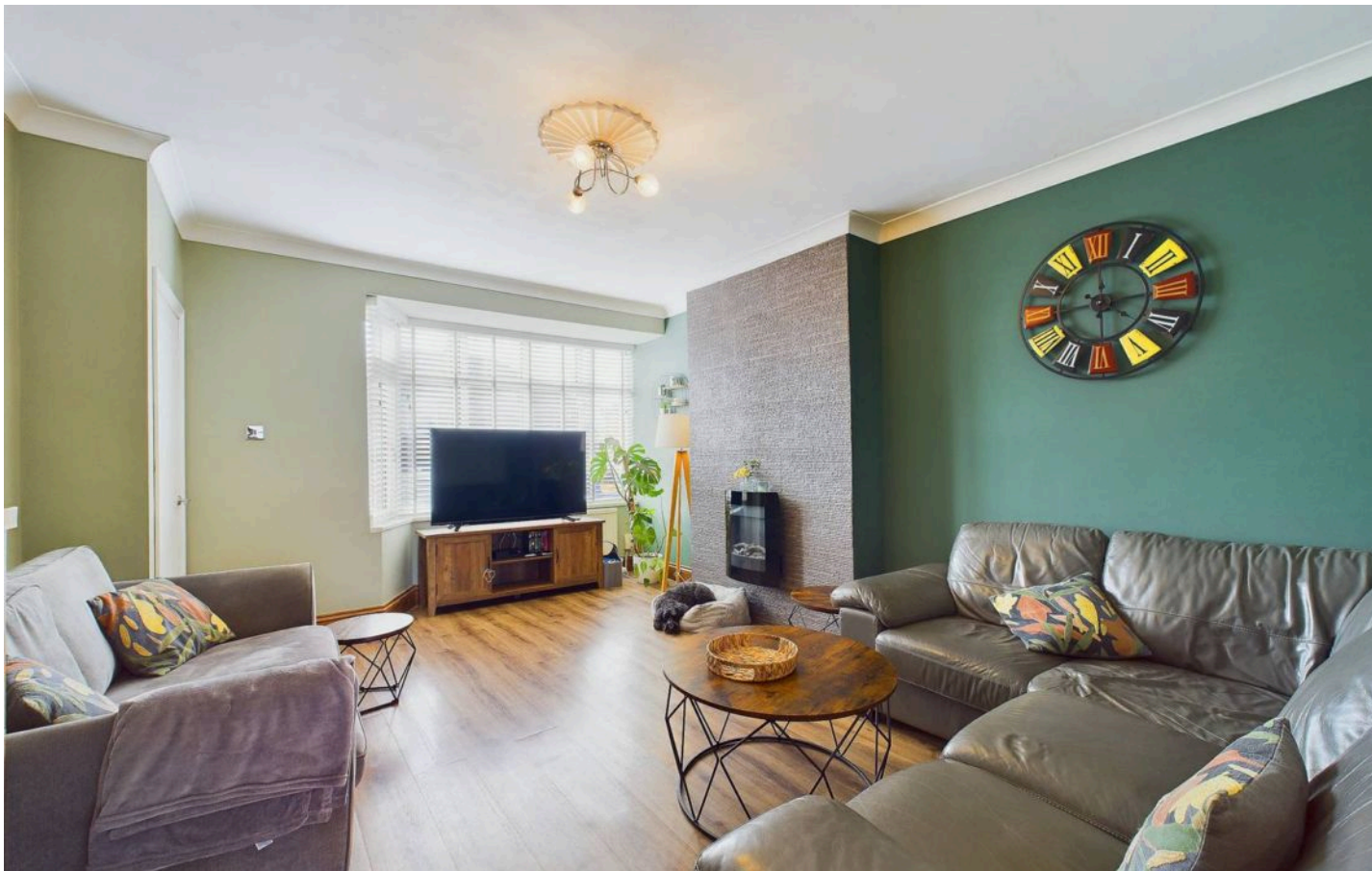


## 2 Norbett Road, Arnold – NG5 8EB

Guide Price £250,000 – £260,000

DavidJames  
the estate agent





## 2 Norbett Road

Arnold, Nottingham

Superb semi-detached home close to Arnold's amenities, schools and buses! Boasting 2 reception rooms, modern kitchen, 3 bedrooms with a loft space and a low-maintenance garden. An ideal family home!

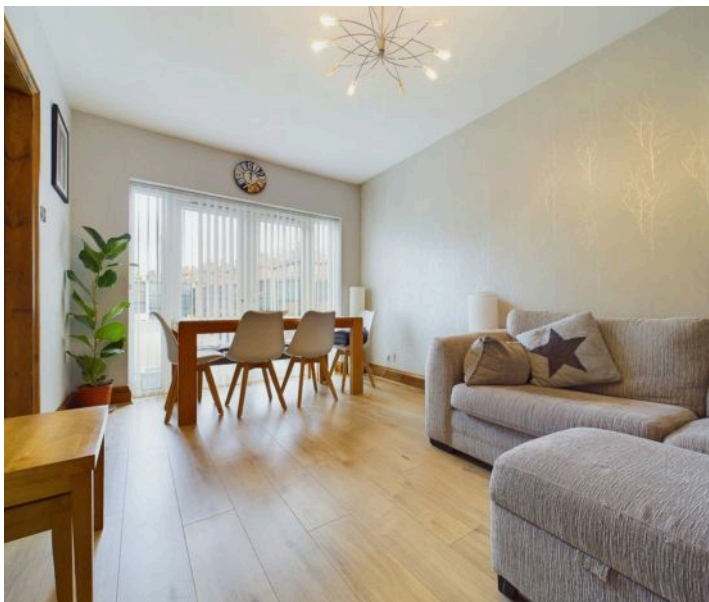
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Beautifully-presented semi-detached family home
- A short walk from Arnold's excellent amenities, schools and frequent bus services
- Two versatile reception rooms (well-proportioned lounge and a separate versatile sitting/dining room)
- Superb modern kitchen with a range of integrated appliances
- Separate utility room and downstairs WC for added convenience
- First-floor landing (current study/home office area)
- Three bedrooms (including two double bedrooms)
- Useful loft space (accessed via bedroom one)
- Modern family bathroom with a four-piece white suite
- Hard-landscaped and enclosed rear garden with potential to reinstate off-street parking









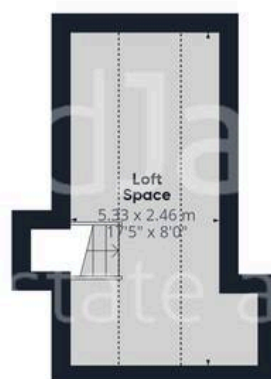




Floor 0



Floor 1



Floor 2

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

108.98 m<sup>2</sup>

1173.06 ft<sup>2</sup>

**Reduced headroom**

8.57 m<sup>2</sup>

92.27 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





## David James Estate Agents

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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.