



10 Upminster Drive, Arnold – NG5 8DT

Guide Price **£260,000**

DavidJames
the estate agent



10 Upminster Drive

Arnold, Nottingham

Extended and detached family home in Arnold with no chain and lots of potential! Offering 2 reception spaces, kitchen, 3 beds and a bathroom plus a south-westerly facing garden, drive and garage!

Council Tax band: C

Tenure: Freehold

- Extended detached family home
- Offered to the market with no upward chain
- Lots of potential to modernise and personalise
- Bright and spacious lounge with a feature fireplace
- Separate versatile dining/sitting room with sliding patio doors
- Fitted kitchen with space for freestanding appliances
- Three first floor bedrooms
- First floor family bathroom with a three-piece white suite
- South-westerly facing and established rear garden
- Driveway provides parking and access to useful garage









Floor 0



Floor 1

Approximate total area⁽¹⁾

81.21 m²

874.14 ft²

Reduced headroom

0.2 m²

2.16 ft²

(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.

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David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

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

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