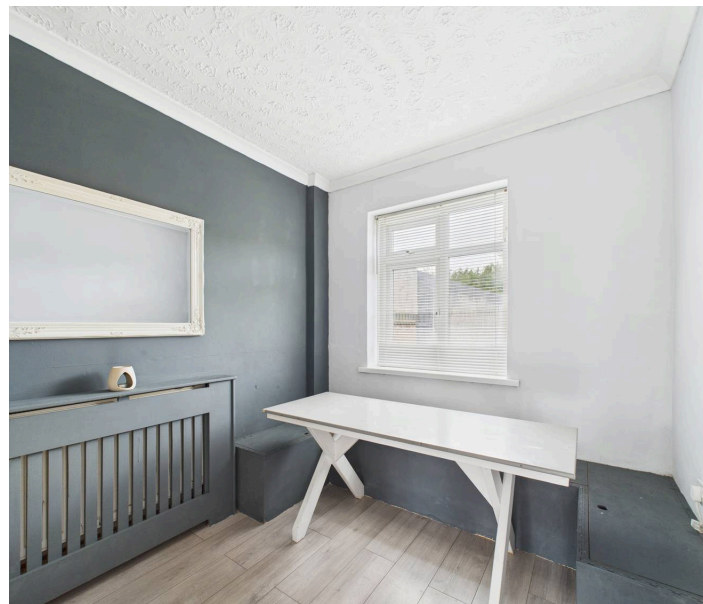




6 Rookery Gardens, Arnold – NG5 7FX

Guide Price £240,000

DavidJames
the estate agent



6 Rookery Gardens

Arnold, Nottingham

3-bed semi-detached home in a quiet cul-de-sac, just a short walk from Arnold's nearby amenities! 2 reception rooms, kitchen with utility and modern bathroom. An ideal first-time buy - a must-view!

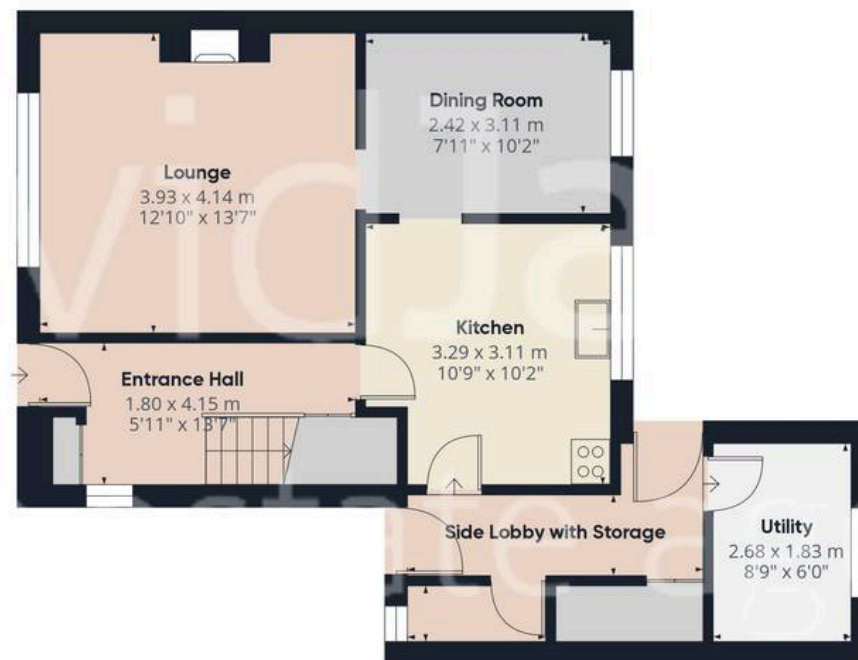
Council Tax band: B

Tenure: Freehold

- Semi-detached family home in a cul-de-sac
- A short walk from Arnold's excellent nearby amenities and frequent bus services
- Bright and welcoming entrance hall with useful storage
- Good-sized lounge with a feature stove-effect electric fire
- Separate versatile dining room
- Fitted kitchen with space for freestanding appliances
- Side lobby with useful storage outbuildings and a utility room
- Three first floor bedrooms







Floor 0

Approximate total area⁽¹⁾

94.39 m²

1016.01 ft²



Floor 1

(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



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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.