



**408 Arnold Road, Nottingham – NG5 5HL**

Guide Price **£150,000**





## 408 Arnold Road

Nottingham, Nottingham

2 double bed semi-detached home offered with no chain and lots of potential, ideally positioned close to Nottingham City Hospital, amenities and frequent transport services to Nottingham City Centre!

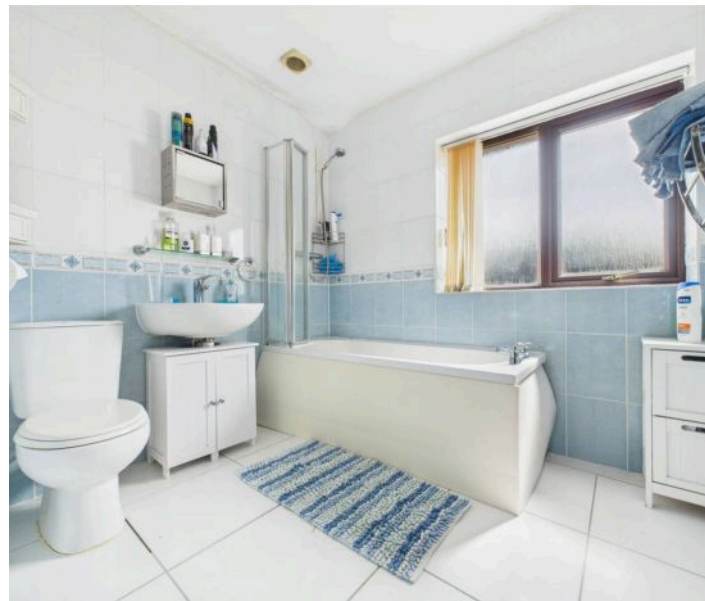
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Semi-detached home
- Offered to the market with no upward chain and lots of potential
- A short walk to local amenities and Nottingham City Hospital
- Excellent bus, train and tram services within easy reach
- Bright lounge with attractive parquet-style flooring
- Kitchen with integrated appliances and a breakfast bar
- Two generous double bedrooms (main room with a large built-in wardrobe)
- First floor bathroom with a three-piece suite
- Large driveway provides multi-vehicle parking
- Low-maintenance and southerly-facing rear garden

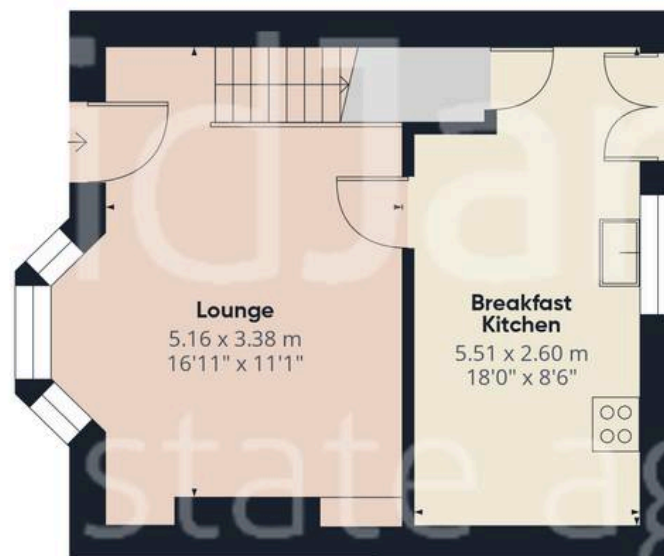












Floor 0

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

64.4 m<sup>2</sup>

693 ft<sup>2</sup>



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 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

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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.