



**96 Middlebeck Drive, Arnold – NG5 8AF**

Guide Price **£250,000**

**DavidJames**  
the estate agent





## 96 Middlebeck Drive

Arnold, Nottingham

Extended semi-detached family home in Arnold, close to amenities & schools. Bright lounge, dining room and sitting room plus a kitchen, 3 beds and an enclosed rear garden, driveway and garage!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Extended semi-detached family home
- Convenient access to Arnold's nearby amenities, frequent bus services and a variety of schools
- Bright lounge with a feature media wall and electric fire
- Adjoining dining room
- Versatile rear reception room with bifold doors
- Three first floor well-proportioned bedrooms
- Modern bathroom with a three-piece white suite and electric over-bath shower
- Lawned garden with an initial patio seating area and open rear outbuilding
- Driveway provides off-street parking for multiple vehicles
- Useful garage with power, lighting and current bar area













Floor 0 Building 1



Building 1

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

97.8 m<sup>2</sup>

1054 ft<sup>2</sup>

Reduced headroom

0.7 m<sup>2</sup>

8 ft<sup>2</sup>

(1) Excluding balconies and terraces

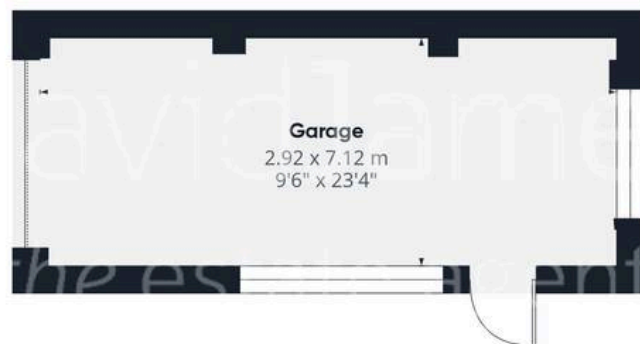
Reduced headroom

..... 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.

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Floor 0 Building 2





## David James Estate Agents

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