



**19 Kempton Drive, Arnold – NG5 8EU**

Guide Price **£270,000**

**DavidJames**  
the estate agent





## 19 Kempton Drive

Arnold, Nottingham

GUIDE PRICE £270,000-£280,000 Well-presented detached home close to Arnold's amenities! Open living area, fitted kitchen, 2 double beds and a shower room plus a beautiful garden, drive and garage!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Well-presented detached home
- Ideally positioned for access to Arnold's nearby shops, supermarkets and frequent bus services
- Welcoming entrance hall with a useful cloaks/storage area
- Bright and spacious lounge area with a feature fireplace and balcony terrace
- Open adjoining dining area with French doors
- Fitted kitchen with space for freestanding appliances
- Two first floor double bedrooms (both with in-built wardrobe storage)
- First floor shower room with a three-piece suite and an electric shower
- Generous plot provides a beautiful multi-level established gardens and a versatile cabin outbuilding
- Driveway and garage providing off-street parking





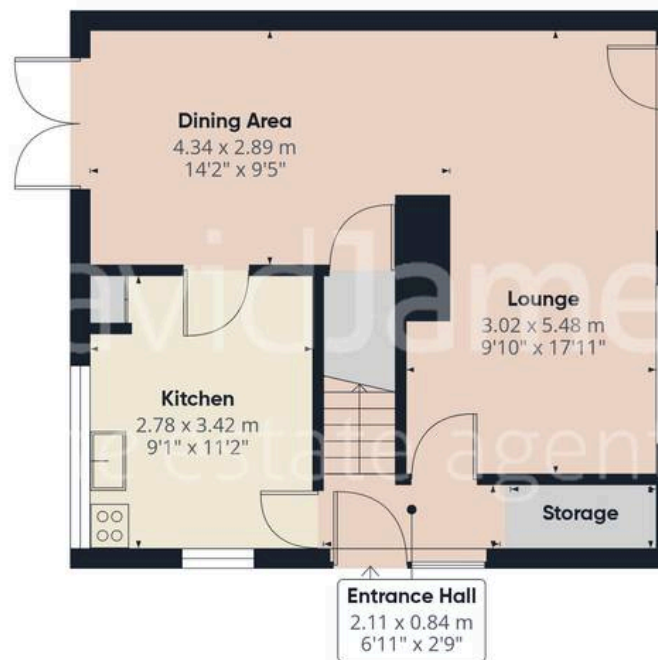








Floor -1



Floor 0



Floor 1



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

86 m<sup>2</sup>

923 ft<sup>2</sup>

(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.

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