



10 Derwent Crescent, Arnold – NG5 6TA

Guide Price £220,000

DavidJames
the estate agent



10 Derwent Crescent

Arnold, Nottingham

GUIDE PRICE £220,000–£230,000 Well-maintained 3 bed home with modern interiors, a private rear garden and detached garage!. Close to both Arnold and Mapperley's amenities, schools and transport links.

Council Tax band: B

Tenure: Freehold

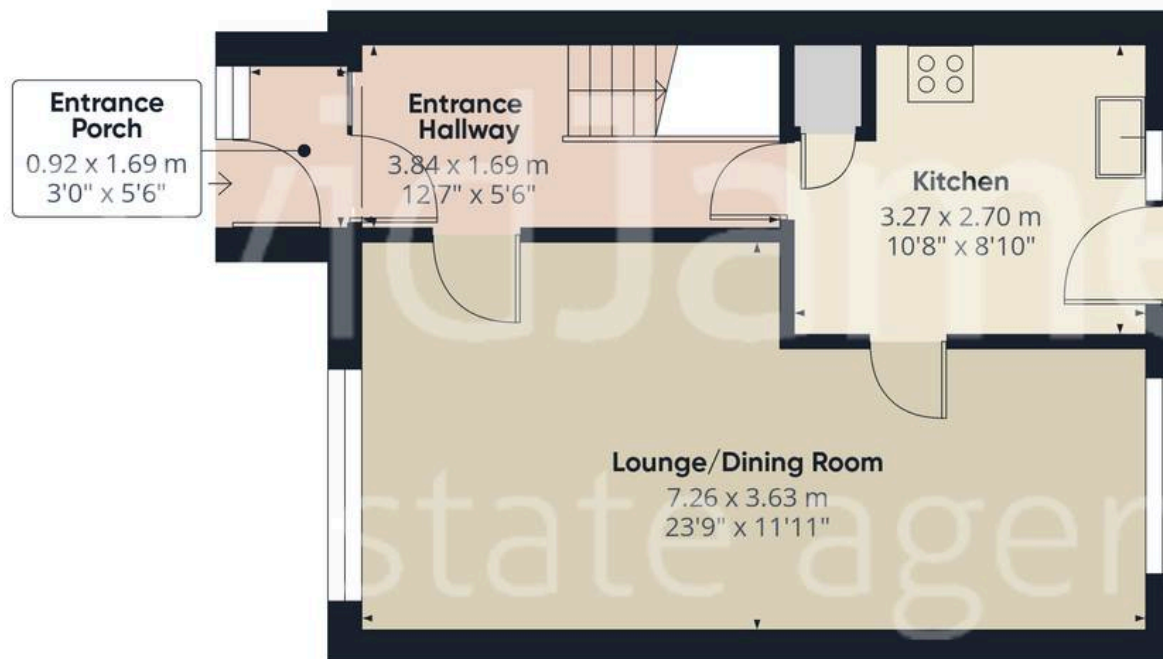
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- End-terrace home
- Within easy reach of both Arnold and Mapperley's nearby amenities
- Frequent bus services nearby to Nottingham City Centre and the surrounding areas
- Popular schools within walking distance
- Bright and spacious lounge/dining room with dual-aspect windows
- Contemporary kitchen with integrated Bosch cooking appliances
- Three bedrooms (including two double bedrooms)
- Modern family bathroom featuring a white three-piece suite and an over-bath shower
- Low-maintenance rear garden
- Detached garage to the rear







Floor 0 Building 1

Approximate total area⁽¹⁾

75.9 m²

817 ft²



Floor 1 Building 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.

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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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