



14 Rosewall Court, Arnold, Nottingham, NG5 7LT

Guide Price **£240,000**

DavidJames
the estate agent



14 Rosewall Court

Arnold, Nottingham

Modern 3-bedroom semi-detached house in Arnold sold with no chain. Open-plan dining kitchen, lounge, ensuite, garden, parking. Close to amenities and transport links.

Council Tax band: B

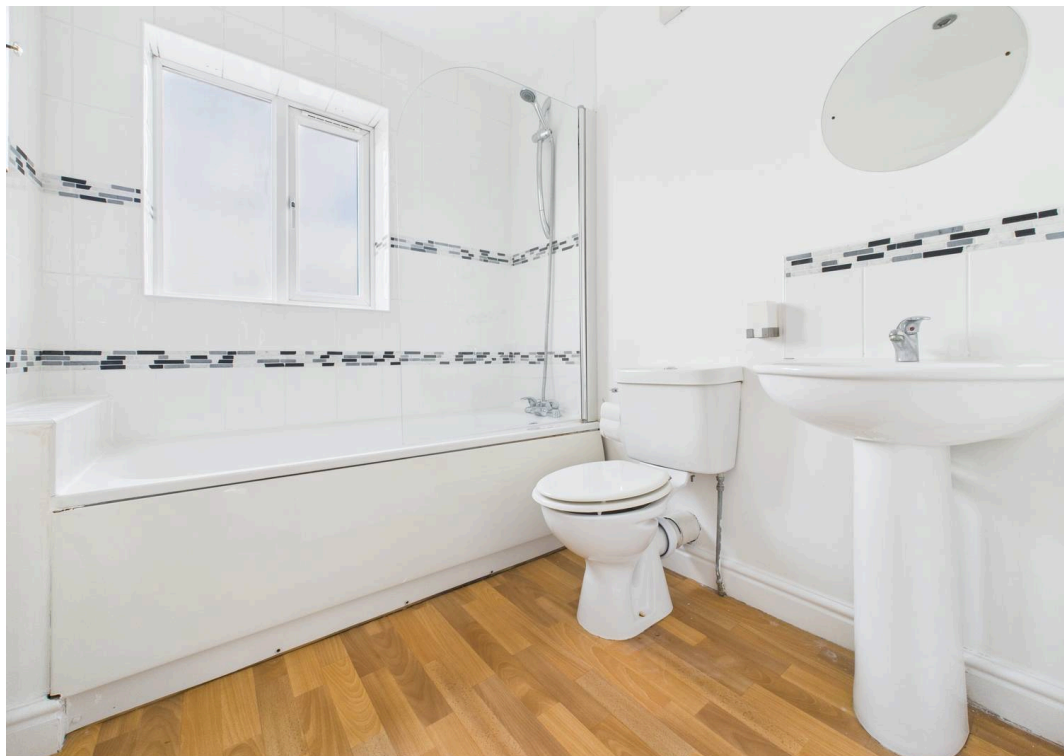
Tenure: Freehold

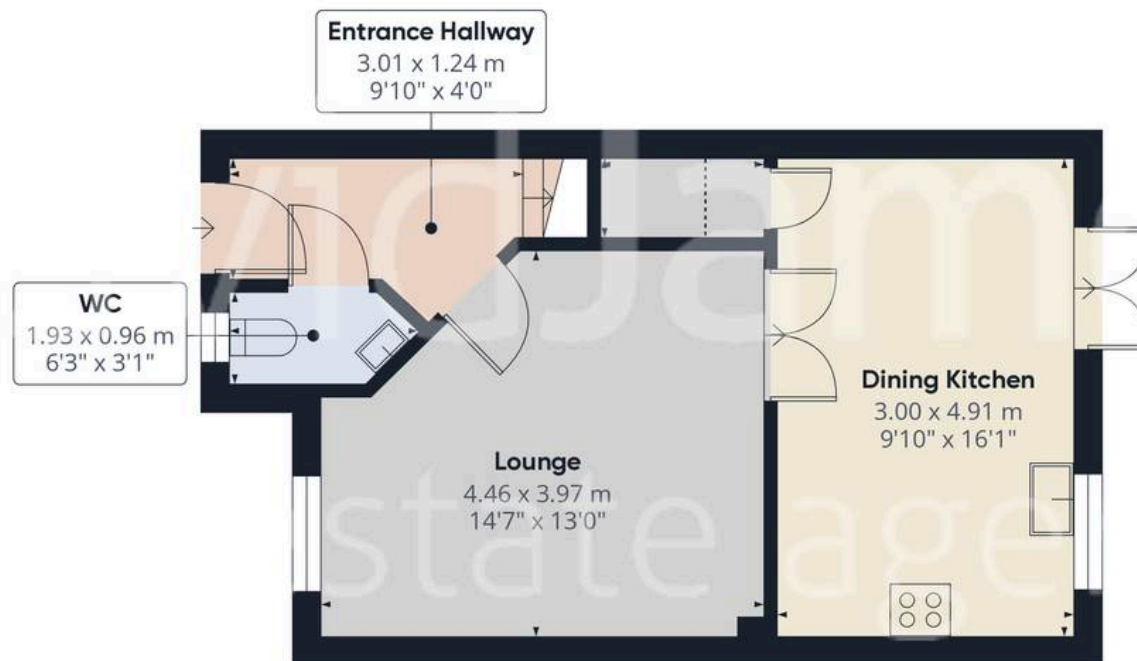
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern semi-detached house
- No upward chain for a hassle-free move
- Three bedrooms (including two double bedrooms), one with an en-suite shower room
- Spacious lounge, neutrally decorated with large window to front elevation providing plenty of natural light
- Open-plan dining kitchen with double patio doors leading to a rear garden
- First floor bathroom/Wc with white suite and mixer shower
- Entrance hall with cloakroom/WC
- Low-maintenance garden with lawn and patio area, enclosed to all side with modern fencing for additional privacy and security
- Off-street parking for two cars
- Popular residential area and situated in a cul-de-sac location







Floor 0



Floor 1

Approximate total area⁽¹⁾

71.31 m²

767.58 ft²

Reduced headroom

0.86 m²

9.27 ft²

(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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