



17 Marsham Drive, Arnold – NG5 6TB

Guide Price **£260,000**

DavidJames
the estate agent



17 Marsham Drive

Arnold, Nottingham

Well-presented 3 bed modern end-terrace house in a quiet cul-de-sac close to Arnold's amenities! Available with no chain and boasting neutral decor, a southerly-facing garden, drive and garage!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Well-presented modern end-terrace house
- Offered to the market with no upward chain
- Well-presented with neutral décor throughout
- Within easy reach of Arnold's excellent amenities, green spaces and parks
- Bright and spacious lounge with French doors
- Dining kitchen with a range of fitted units and integrated appliances
- Three first floor bedrooms (main bedroom with en-suite shower room)
- Modern white three-piece bathroom suite
- Southerly-facing enclosed garden with patio seating space
- Generous driveway and garage providing off-street parking







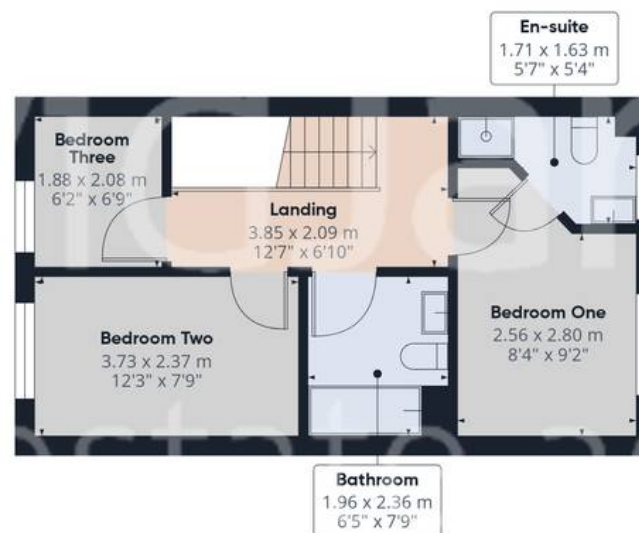


Floor 0

Approximate total area⁽¹⁾

71.4 m²

768 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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