



40 Roundwood Road, Arnold – NG5 6GB

Guide Price **£240,000**

DavidJames
the estate agent



40 Roundwood Road

Arnold, Nottingham

Well-presented 3-bed semi-detached house close to excellent amenities and popular schools. Lounge/diner, modern kitchen, bathroom and a landscaped garden with a superb outbuilding plus parking!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

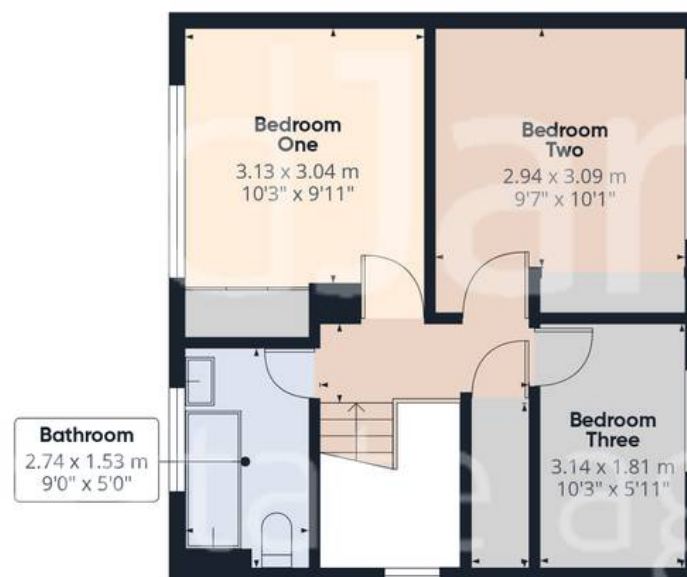
- Well presented semi-detached home in a popular residential location close to amenities and schools
- Ideal for a variety of buyers
- Driveway offering off-street parking for two vehicles
- Spacious lounge/dining room with wood finish flooring and patio doors to garden
- Modern kitchen with views over the rear garden
- Two generous double bedrooms plus a versatile third bedroom
- Contemporary bathroom with shower over and wood-effect flooring
- Tiered hard-landscaped garden with multiple seating areas
- Large insulated outbuilding currently used as a garden bar
- Close to schools, shops, and public transport







Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

74.4 m²

801 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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