



41 Oxengate, Arnold – NG5 6FY

Guide Price £190,000 – £200,000

DavidJames
the estate agent



41 Oxengate

Arnold, Nottingham

GUIDE PRICE £190,000- £200,000 3 bed semi-detached home tucked away from the roadside and available with no chain! Lounge, dining kitchen with conservatory, modern shower room and an enclosed garden!

Council Tax band: A

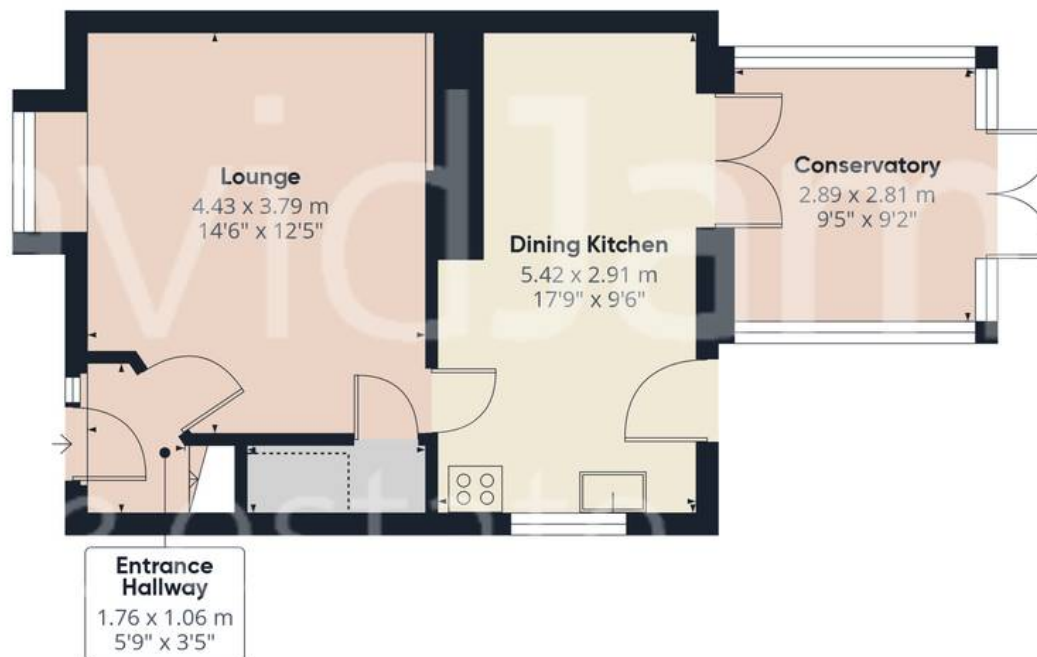
Tenure: Freehold

- Semi-detached family home tucked away from the roadside
- Offered to the market with no upward chain
- Ideal for those looking to put their own stamp on their next home
- Perfect for growing families or first-time buyers
- A short walk from local amenities, bus services, schools and Nottingham City Hospital
- Generously sized and neutrally decorated lounge with a feature fireplace
- Open plan dining kitchen with integrated cooking appliances
- Versatile conservatory with French doors
- Stylish modern shower room with a white suite and walk-in shower enclosure
- Rear garden with a beautiful paved patio area leading to lawn and established planting

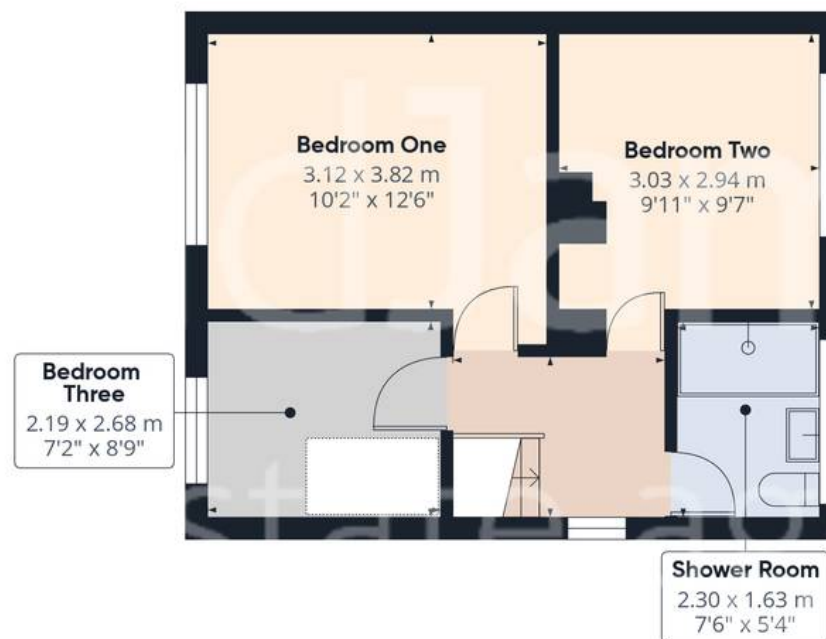








Floor 0



Floor 1

Approximate total area⁽¹⁾

78.7 m²

846 ft²

Reduced headroom

0.9 m²

10 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.

GIRAFFE360



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