



 **3**  
Bedrooms

 **1**  
Bathroom





**Short Description:**

A spacious and well-presented three-storey, three double bedroom terraced house located in the desirable Arboretum area. Ideal for homebuyers or investors, the property offers versatile living accommodation just a short walk from Nottingham Trent University and city centre amenities.

## **Spacious Three-Storey, Three Double Bedroom Terraced House in Arboretum Location**

Situated in the sought-after area of Arboretum, this generously proportioned three-storey terraced house offers excellent accommodation, making it an ideal opportunity for both homebuyers and investors alike.

Upon entering the property, you are welcomed by a bright and spacious living room, filled with natural light from a large front bay window. Adjacent to this is a separate, well-sized dining room—perfect for family meals or entertaining guests. To the rear of the property, a large, well-equipped kitchen provides ample space for cooking and storage, perfectly suited to modern living.

The first floor comprises two good-sized double bedrooms, one of which is currently used as a study—offering great flexibility to accommodate your needs. The second floor is home to a sizeable master bedroom that spans the entire level, creating a peaceful and private retreat.

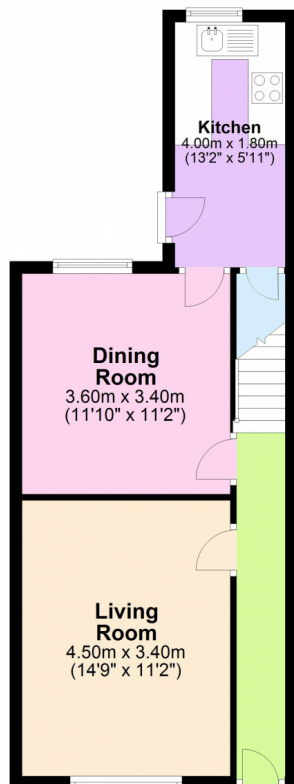
Outside, the property benefits from permit parking and a low-maintenance frontage.

This home is ideally located within walking distance of Nottingham Trent University, making it particularly appealing for student lets or academic professionals. Local shops, cafés, excellent transport links, and all city centre amenities are also easily accessible.

A superb opportunity to acquire a versatile and well-located home—enquire today to arrange your viewing!

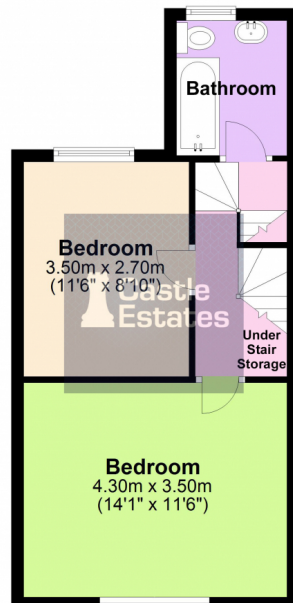
### Ground Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



### First Floor

Approx. 34.6 sq. metres (372.9 sq. feet)



### Second Floor

Approx. 20.6 sq. metres (221.6 sq. feet)



Total area: approx. 97.8 sq. metres (1052.6 sq. feet)

For illustration purposes only - not to scale

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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