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C

**DavidJames**  
the estate agent

**Surgeys Lane, Arnold, Nottingham, NG5 8EY**

**£995 Per Calendar Month**



# About This Property

This well-presented three-bedroom semi-detached house is situated in a popular residential area of Arnold, offering generous living space and excellent amenities and transport links nearby, including a bus stop directly outside the property. The accommodation briefly comprises an entrance hall, a spacious lounge with an archway through to the dining room, which features French doors opening onto a patio area in the rear garden, and a generous kitchen/diner fitted with ample units and integrated oven, hob, and extractor. A ground floor bathroom/WC is fitted with a white suite and mixer shower. To the first floor are three well-proportioned bedrooms, with two benefitting from built-in wardrobe units and bedroom one enjoying windows to both the front and rear elevations. Outside, the property boasts a tiered rear garden with an initial patio area leading to a raised lawn, perfect for outdoor seating or family use, while a driveway provides off-street parking. With double glazing, gas central heating, and easy access to a range of shops, schools, and transport links, this home presents a fantastic opportunity for families seeking a well-located and spacious home.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

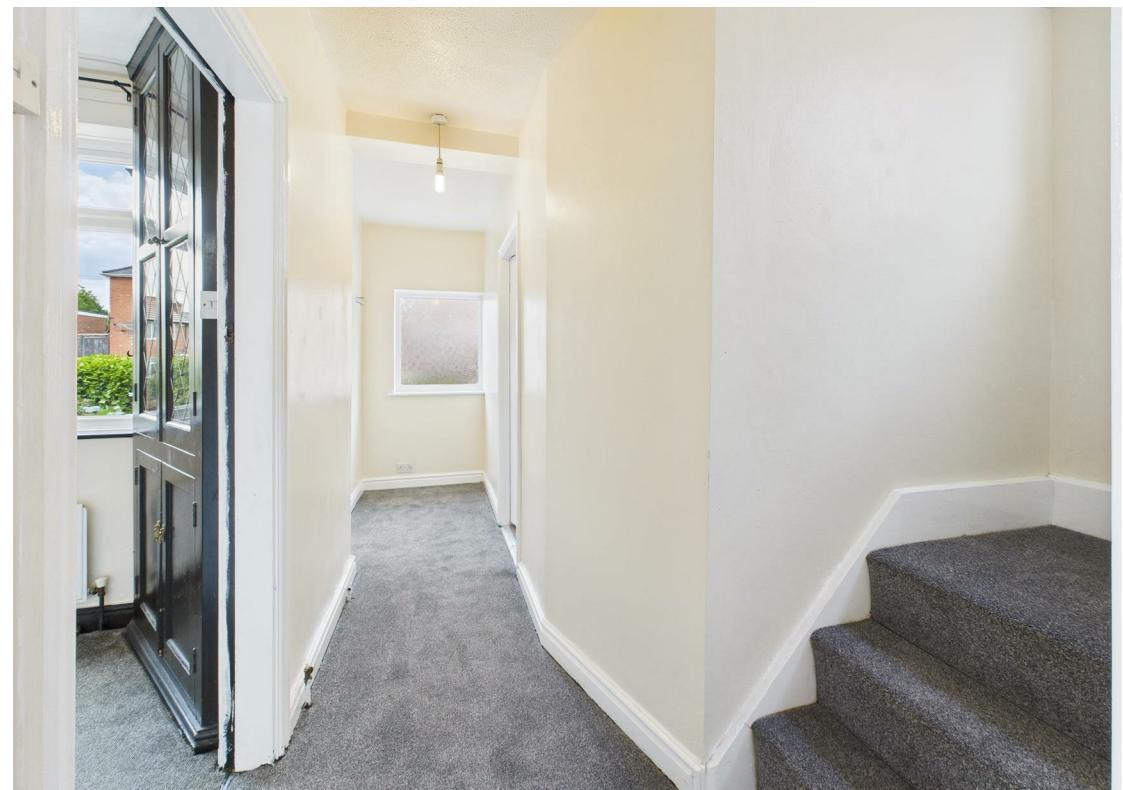
Council Band: B

Pets: Not permitted

- Well-presented semi-detached house
- Three bedrooms (two bedrooms with built-in wardrobe units)
- Entrance hall
- Spacious lounge & dining room with French doors leading to patio area
- Generous kitchen/diner with ample units and integrated oven, hob & extractor
- Ground floor bathroom/WC with white suite and mixer shower
- Double glazing, gas central heating
- Tiered rear garden with initial patio & raised lawn area
- Driveway provides off-street parking
- Ample amenities nearby and bus stop right outside the house











Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

81.7 m<sup>2</sup>  
880 ft<sup>2</sup>

Reduced headroom

1.6 m<sup>2</sup>  
17 ft<sup>2</sup>

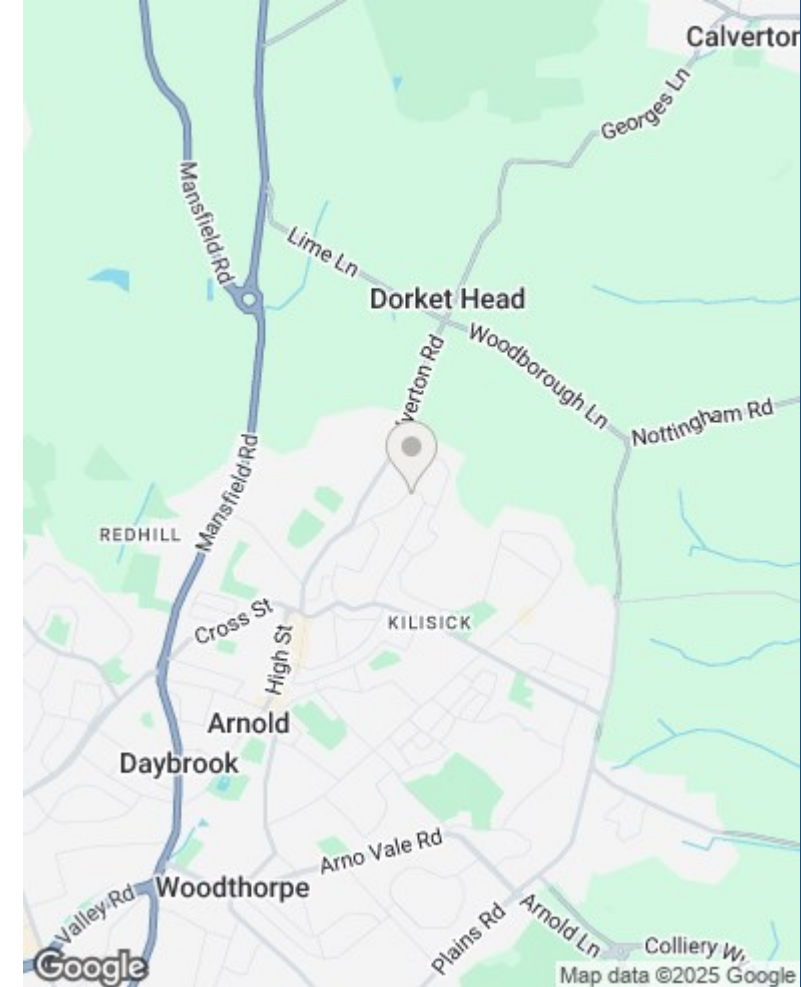
(1) Excluding balconies and terraces

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



**Council Tax Band: B**  
**Gedling Borough Council**

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**PROTECTED**



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