



DavidJames
the estate agent

Coppice Road, Arnold, Nottingham, NG5 7HE

£950 Per Calendar Month

About This Property

This fully refurbished semi-detached house in the heart of Arnold offers a stylish, modern living space within easy reach of excellent local amenities and regular transport links. The property opens with a welcoming living room featuring attractive wooden-finish flooring and a wide opening into the brand-new breakfast kitchen, complete with contemporary units and integrated cooking appliances. A rear lobby provides access to a useful under-stair storage area and a convenient ground-floor W/C, while upstairs offers two well-proportioned double bedrooms and a sleek shower room fitted with a walk-in enclosure and a two-way mains rainfall shower. The home benefits from UPVC double glazing, gas central heating, and a generous lawned rear garden. The front garden is due to be converted into a driveway, adding further appeal to this superbly presented home located within walking distance of Arnold's vibrant high street, supermarkets, eateries, and bus services into Nottingham.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

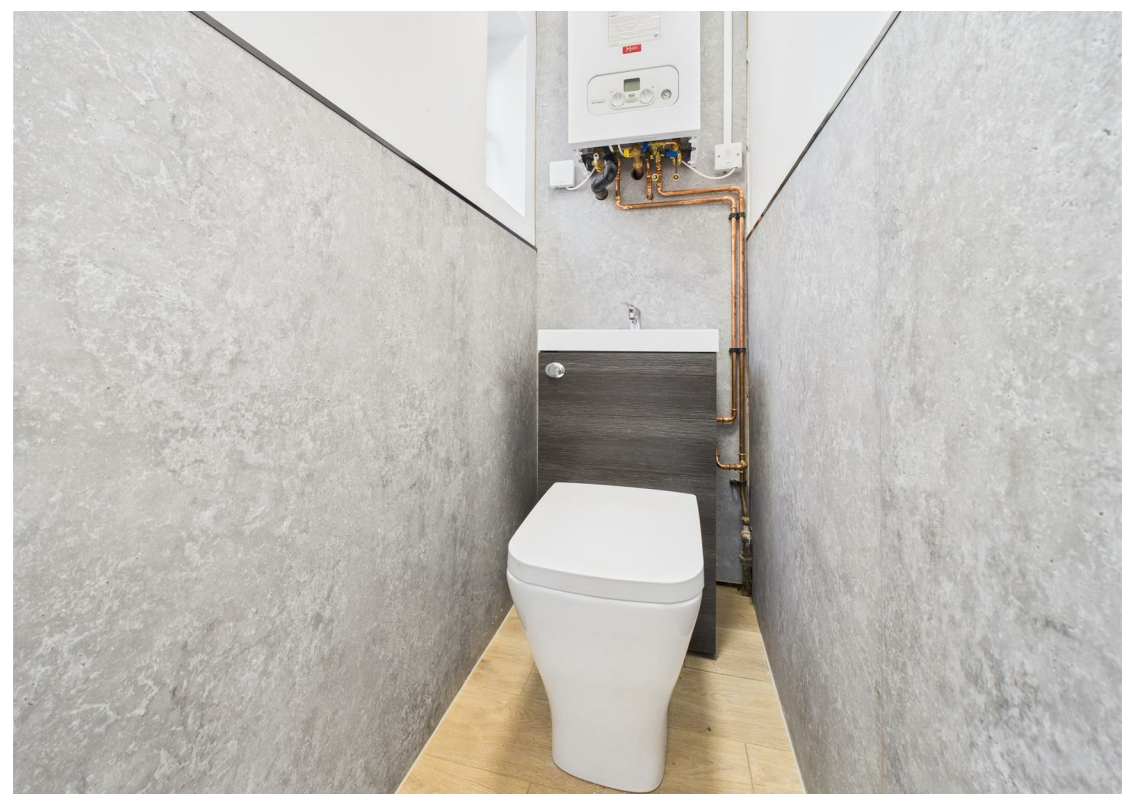
EPC Rating: E

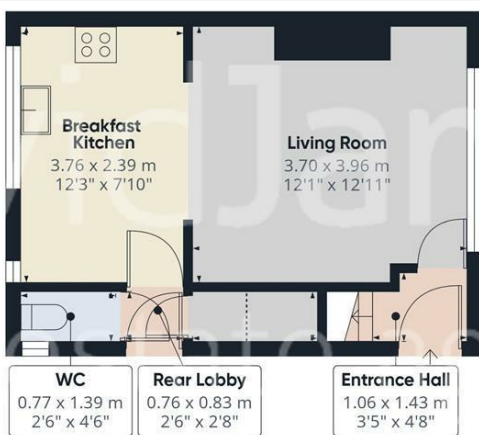
Council Band: A

Pets: Not permitted

- FULLY REFURBISHED semi-detached house
- Two double bedrooms
- Living room with wooden-finish flooring
- Brand-new breakfast kitchen with integrated cooking appliances
- Rear lobby with useful under-stair storage
- Ground-floor W/C
- Modern shower room with walk-in enclosure and two-way mains rainfall shower
- UPVC double glazing, gas central heating
- Generous lawned rear garden
- Front garden scheduled for conversion into a driveway







Floor 0



Floor 1



Approximate total area⁽¹⁾
56.2 m²
606 ft²

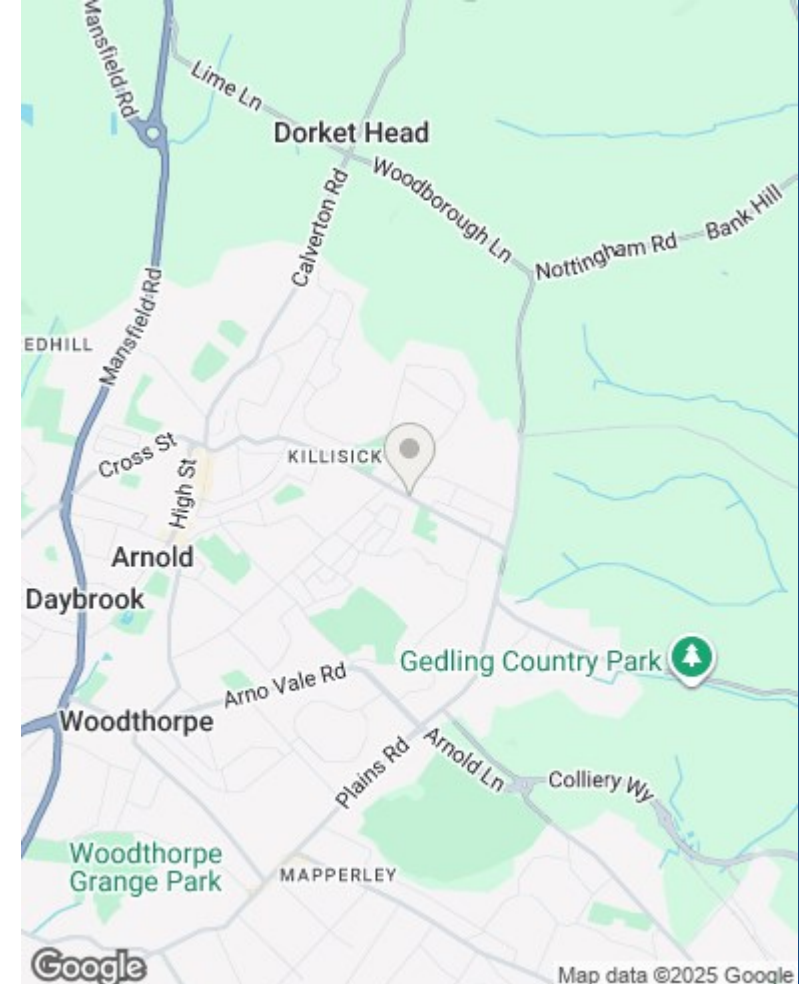
Reduced headroom
0.8 m²
9 ft²

(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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Council Tax Band: A
Gedling Borough Council

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