



10 Marsham Drive, Arnold – NG5 6TB

Guide Price **£270,000**

DavidJames
the estate agent



10 Marsham Drive

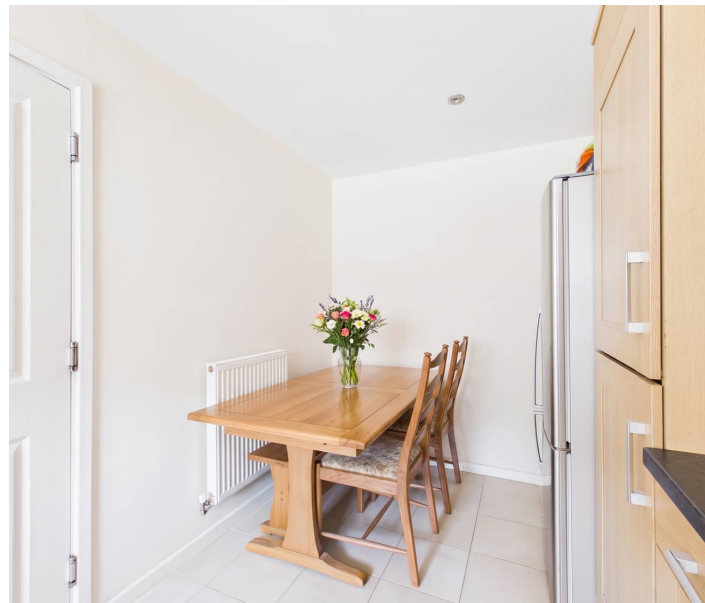
Arnold, Nottingham

Modern three-storey townhouse in a desirable Arnold cul-de-sac! Three double bedrooms, good-sized lounge and kitchen plus both an en-suite and bathroom alongside a pleasant rear garden and driveway!

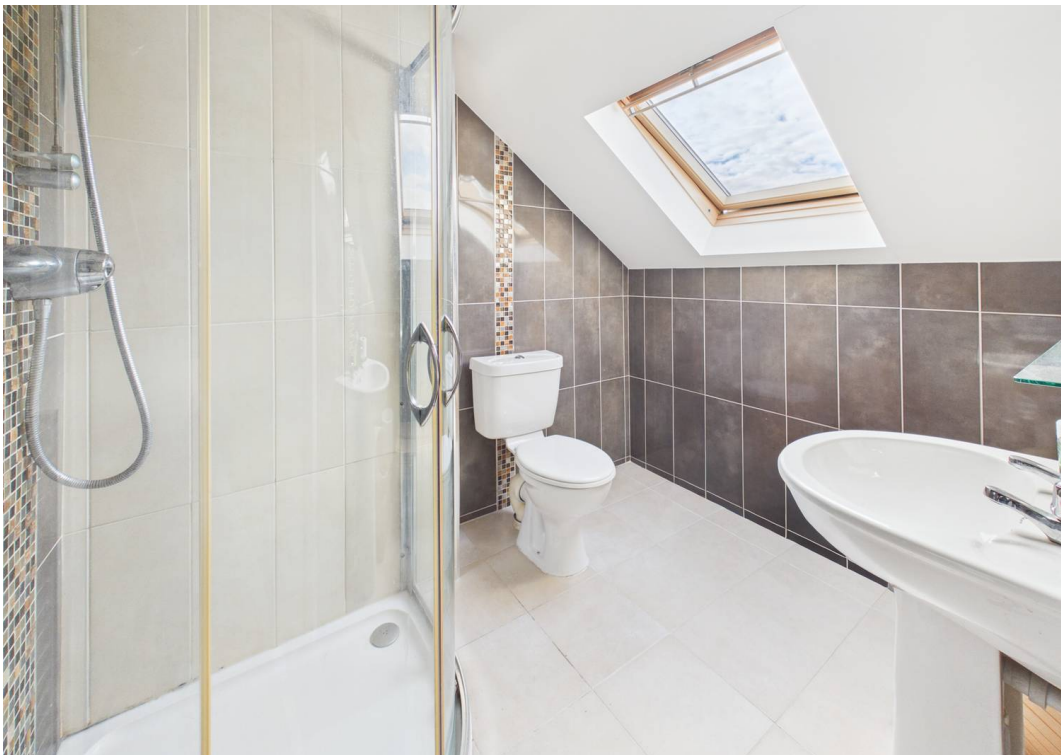
Council Tax band: C

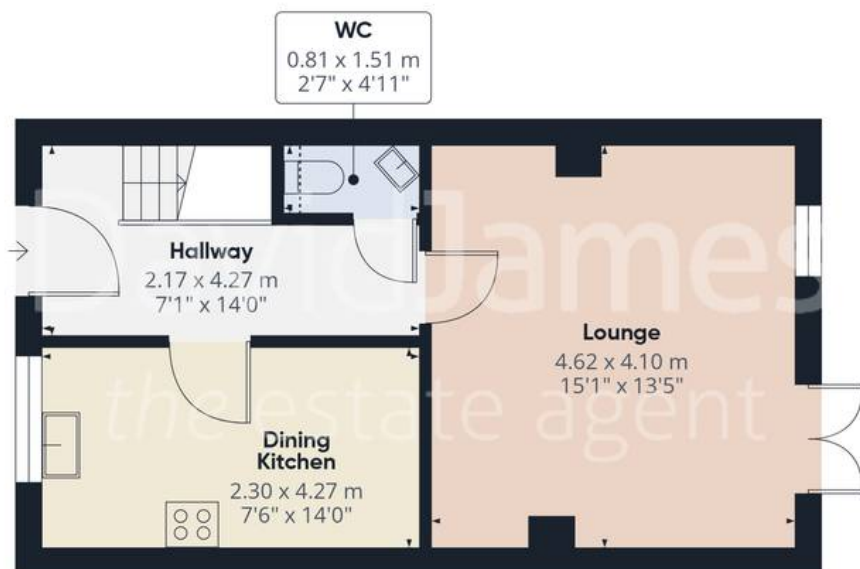
Tenure: Freehold

- Modern three-storey townhouse
- Desirable cul-de-sac position
- Ideally positioned for access to Arnold's nearby amenities, schools and excellent transport links
- Bright and spacious lounge with French doors
- Fitted kitchen with integrated cooking appliances and space for dining
- Welcoming entrance hall with a convenient downstairs WC
- Three double bedrooms (large top floor main bedroom suite with a private en-suite)
- First floor three-piece family bathroom
- Driveway to the front providing off-street parking
- Lawned and enclosed rear garden with a decked patio seating area

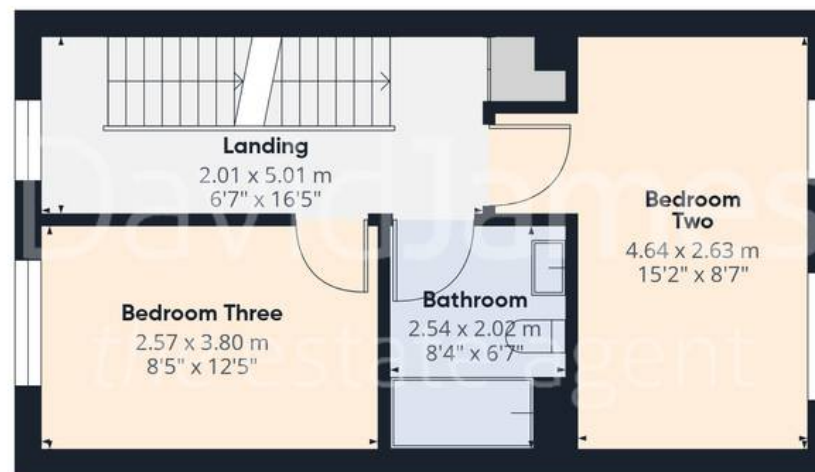




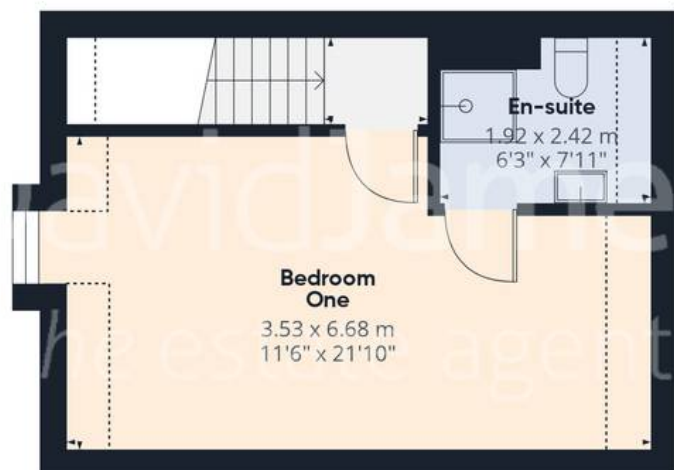




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

100.7 m²

1082 ft²

Reduced headroom

3.4 m²

37 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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