



41 Rolleston Drive, Arnold – NG5 7JA
£170,000



41 Rolleston Drive

Arnold, Nottingham

NO CHAIN! 3 bed semi-detached arranged over 3 floors with flexible accommodation, utility room, garage and gardens. Ideal choice for first-time buyers or investors and close to Arnold's amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

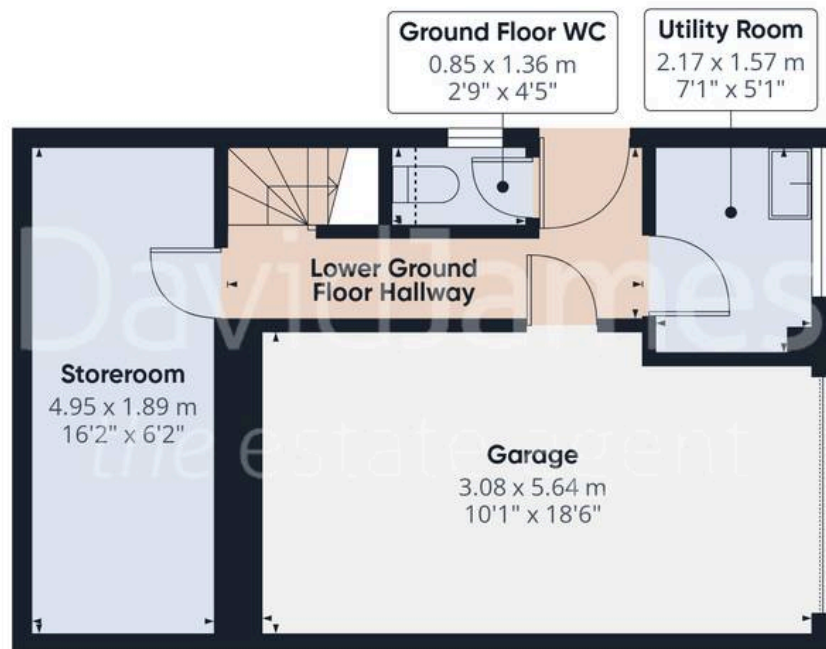
EPC Environmental Impact Rating:

- Semi-detached home arranged over three floors
- Offered to the market with no upward chain
- Convenient setting close to shops, bus routes and Arnold's amenities
- Ideal purchase for first-time buyers or investors
- Bright front-facing lounge
- Well-planned kitchen with ample space for dining table and chairs
- Generous first floor offering three well-proportioned bedrooms
- Practical lower ground floor with separate utility room
- Convenient ground floor WC and large practical storeroom
- Driveway with an integral garage for secure off-street parking





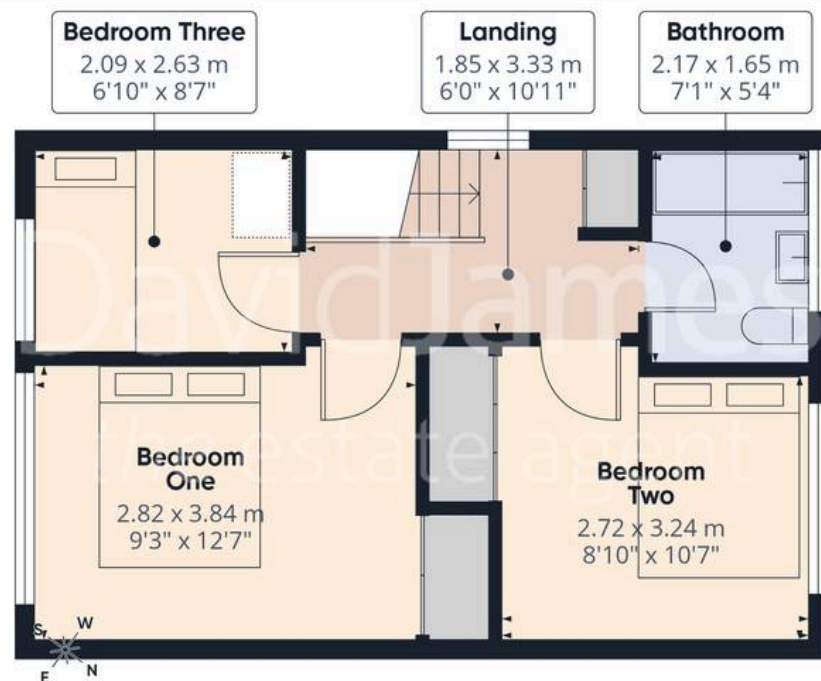




Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾

108.1 m²

1164 ft²

Reduced headroom

0.2 m²

3 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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