



88 Coppice Road, Arnold – NG5 7HU

Guide Price **£200,000**



88 Coppice Road

Arnold, Nottingham

NO CHAIN! Well-presented 3 bed semi-detached house just a short walk from Arnold's amenities, schools and buses! Lounge, dining kitchen, bathroom and a southerly-facing garden plus a driveway!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

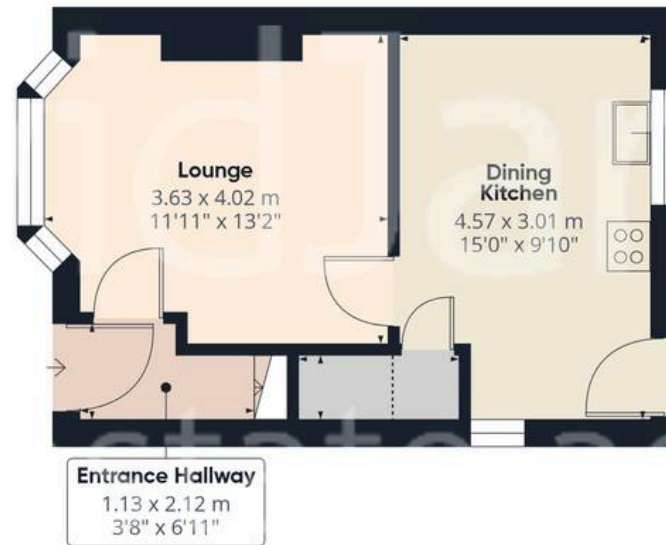
EPC Environmental Impact Rating: D

- Semi-detached family home
- Ideal for families, first-time buyers or those simply seeking everyday convenience
- Available with no upward chain for a straightforward purchase
- A short walk from Arnold's excellent range of amenities, frequent transport links and popular schools
- Bright front lounge featuring a bay window and focal-point fireplace
- Dining kitchen with integrated cooking appliances and garden outlooks
- Three bedrooms (including two double bedrooms)
- First floor family bathroom with a three-piece white suite and electric shower
- South-facing enclosed rear garden featuring a patio seating area, lawn and timber shed
- Driveway offering convenient off-road parking to the front elevation









Floor 0



Floor 1



Approximate total area⁽¹⁾

57.8 m²
621 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.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.