



2 Marsham Drive, Arnold – NG5 6TB

Guide Price **£280,000**

DavidJames
the estate agent



2 Marsham Drive

Arnold, Nottingham

WELL-PRESENTED TOWNHOUSE – ARNOLD LOCATION! Three-storey modern home with 3 beds, main bed with en-suite shower room, breakfast kitchen, rear aspect lounge/dining room with westerly garden & driveway!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well-presented three-storey modern townhouse in a desirable Arnold location
- Perfect for families, professionals or first-time buyers
- Close to shops, supermarkets, amenities and local transport services
- Welcoming hallway with a ground floor WC for added convenience
- Breakfast kitchen with a range of shaker style units and breakfast bar
- Bright rear lounge/dining room with feature French doors onto the garden
- Three well-proportioned double bedrooms over two floors
- Private second floor principal suite with modern en-suite shower room
- Stylish first floor modern bathroom with dual-head shower over bath
- Westerly rear garden with patio, lawn and double-width front driveway with EV charger









Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

97.8 m²

1053 ft²

Reduced headroom

3.4 m²

36 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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