

38 Nursery Road, Arnold - NG5 7ET

Guide Price **£250,000**

DavidJames
the estate agent







38 Nursery Road

Arnold, Nottingham

GUIDE PRICE £250,000-£260,000 Well-presented semi-detached home in Arnold location offering two beds, spacious lounge/dining room alongside sunroom, southerly garden, driveway and detached garage!
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Well-presented semi-detached home in a sought-after Arnold location
- Perfect for professionals, growing families or first-time buyers
- Within walking distance of shops, schools, supermarkets and regular bus services
- Bright and spacious lounge/dining room with a feature bay window and patio doors
- Well-equipped fitted kitchen with an integrated oven and hob
- Spacious light-filled sunroom featuring two roof lights and garden outlook
- Two well-appointed double bedrooms (both with fitted wardrobes)
- Contemporary tiled shower room with a walk-in shower enclosure
- Enclosed southerly rear garden with lawn, patio and covered pergola
- Block-paved driveway and detached garage providing ample off-street parking













Floor 0



Floor 1



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Approximate total area(1)

73.6 m²

792 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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