



51 Charnwood Lane, Arnold – NG5 6PE

Guide Price **£200,000**

DavidJames
the estate agent



51 Charnwood Lane

Arnold, Nottingham

NO CHAIN! Well-presented 2 double bed townhouse within easy reach of Arnold's amenities and bus links - perfect for first-time buyers or those looking to downsize!

Council Tax band: B

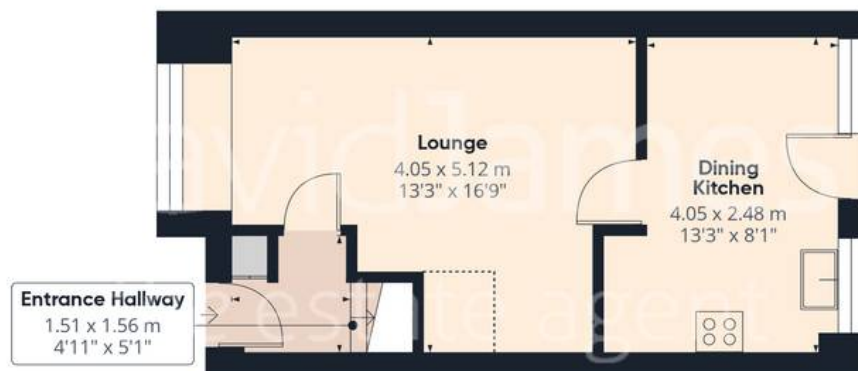
Tenure: Freehold

- Well-presented townhouse
- Available to purchase with no upward chain
- Convenient location close to Arnold's amenities, green space and excellent public transport links
- Ideal purchase for first-time buyers, professionals or those looking to downsize
- Bright lounge with attractive wood-effect flooring and large front-facing bay window
- Contemporary kitchen with integrated cooking appliances and dining space
- Two first floor double bedrooms
- Stylish refitted bathroom with a three-piece suite, vanity storage and dual-head rainfall shower
- Low-maintenance and attractive rear garden with artificial lawn and paved seating space
- Detached garage with a recently replaced door









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

71.5 m²
770 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.

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