



8 West Street, Arnold – NG5 7DD

Guide Price **£180,000**

DavidJames
the estate agent



8 West Street

Arnold, Nottingham

NO CHAIN! Deceptively spacious three-storey terraced house just a short walk from Arnold's amenities! Offering two reception rooms, three beds (two with en-suite WC's) and a low-maintenance garden!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Mid-terraced home set across three storeys
- Offered to the market with no upward chain
- Perfect for first-time buyers, investors or families seeking a convenient location
- Ideally positioned for access to Arnold's nearby amenities and transport links
- Spacious lounge featuring an attractive fireplace and plenty of natural light
- Separate versatile sitting/dining room with a feature fireplace
- Modern fitted kitchen with integrated oven, hob and extractor hood
- Ground floor shower room with a contemporary three-piece suite
- Three well-proportioned bedrooms (including two with en-suite WC's)
- Low-maintenance courtyard garden designed for easy outdoor living

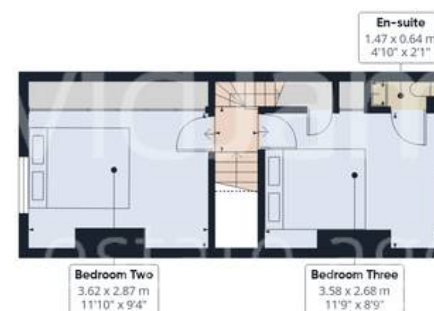








Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

78.4 m²

845 ft²

Reduced headroom

2.4 m²

26 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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