



**118 Killisick Road, Arnold – NG5 8RD**

Guide Price **£140,000 – £150,000**



## 118 Killisick Road

Arnold, Nottingham

GUIDE PRICE £140,000-£150,000 Chain free townhouse in Arnold with 2 beds, bay fronted lounge and dining kitchen. Southerly facing garden and rear parking. Ideal for first-time buyers or investors!

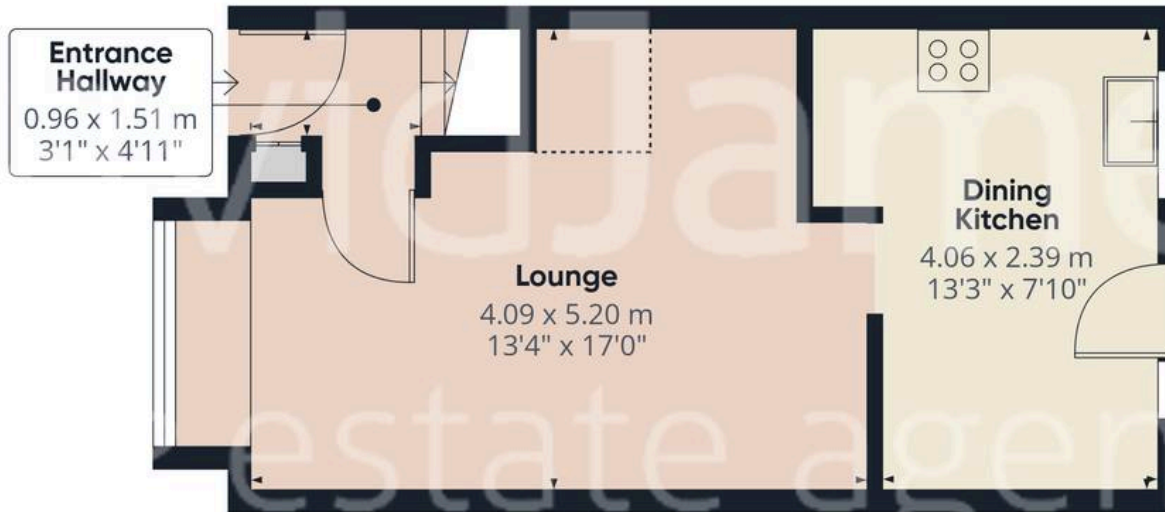
Council Tax band: B

Tenure: Freehold

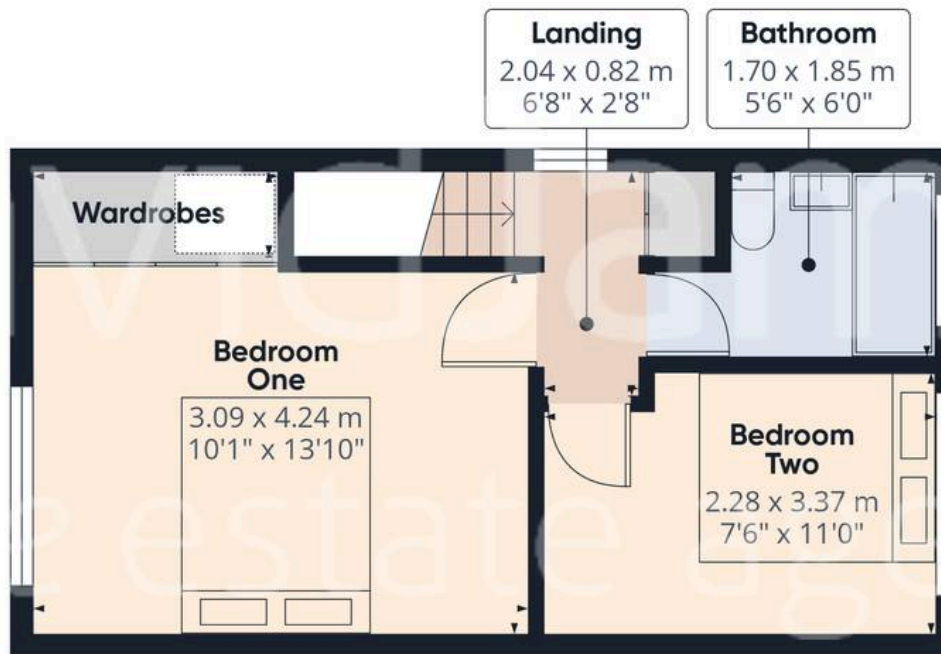
- End townhouse offered to the market with no upward chain
- Within easy reach of Arnold's shops, amenities and bus services
- Perfect for first-time buyers, downsizers or those wishing to invest
- Opportunity to modernise, personalise and tailor to your own style
- Bright and spacious lounge featuring bay window and fireplace
- Dining kitchen with base units and integrated appliances
- Dining area with space for a dining table and chairs and garden views
- Two double bedrooms (main bedroom with sliding door fitted wardrobes)
- Three-piece bathroom suite with electric shower over the bath
- Southerly-facing rear garden with lawn, paving and rear parking space







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

59.8 m<sup>2</sup>  
643 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>  
9 ft<sup>2</sup>

(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

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