



**55 West Street, Arnold – NG5 7DB**

Offers Over **£185,000**



## 55 West Street

Arnold, Nottingham

Guide Price £180,000 - £190,000 Stylish 2 bed mid-terrace, walking distance of Arnold's amenities & buses! Featuring a lounge with separate dining room, modern kitchen & southerly-facing rear garden!

Council Tax band: A

Tenure: Freehold

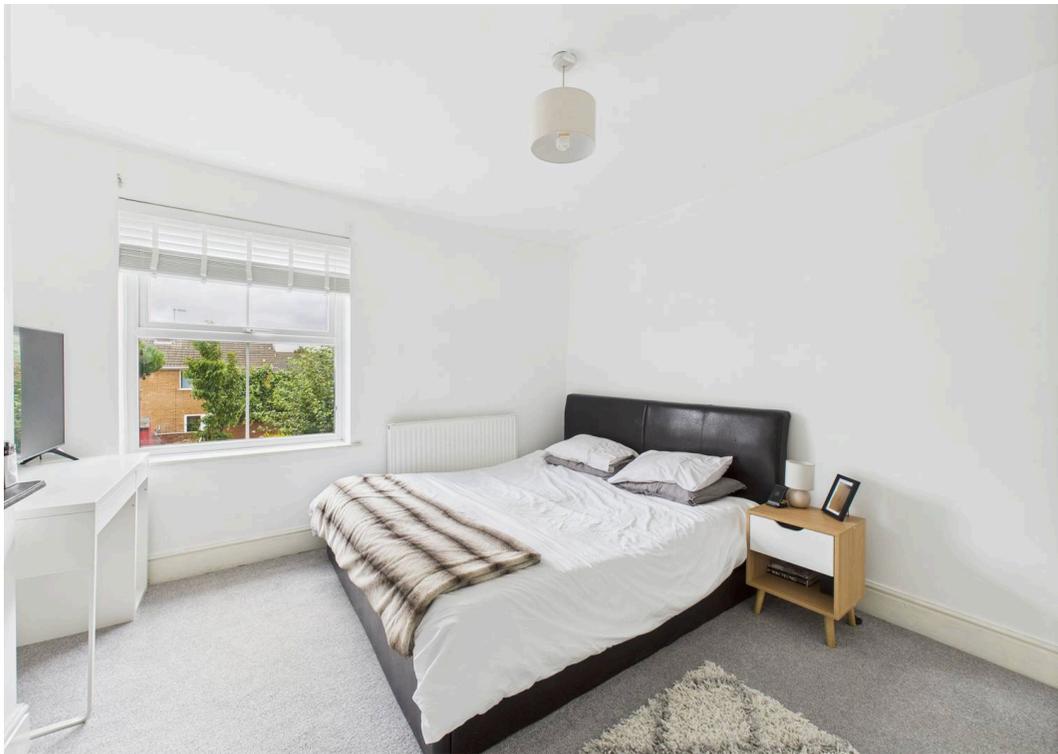
EPC Energy Efficiency Rating: C

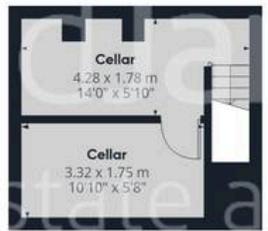
EPC Environmental Impact Rating:

- Immaculately presented mid-terrace house perfect for first-time buyers or investors
- Excellent location within walking distance of Arnold's shops, supermarkets and frequent bus services
- Stylish lounge with herringbone wood-effect flooring
- Separate bright and spacious dining room with feature French doors overlooking the rear garden
- Inner hallway with access to the cellar for useful storage
- Stunning modern kitchen with dark grey Matt kitchen units, white worktops and a range of integrated appliances
- Modern three-piece bathroom suite with mains shower over the bath, vanity basin and back to wall WC
- Two bright and spacious double bedrooms (both with feature fireplaces)
- Gas central heating with combination boiler
- Southerly-facing rear garden with patio area and lawn, perfect for entertaining









Floor -1



Floor 0



Floor 1

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

58.9 m<sup>2</sup>  
634 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

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