



31 Rolleston Drive, Arnold – NG5 7JA

Guide Price **£210,000**

DavidJames
the estate agent



31 Rolleston Drive

Arnold, Nottingham

NO CHAIN! GUIDE PRICE £210,000-£220,000! Semi-detached home with lots of potential and a versatile three-storey layout! Lounge, dining kitchen, 3 beds and a bathroom alongside a flexible study plus a driveway and garage!

Council Tax band: B

Tenure: Freehold

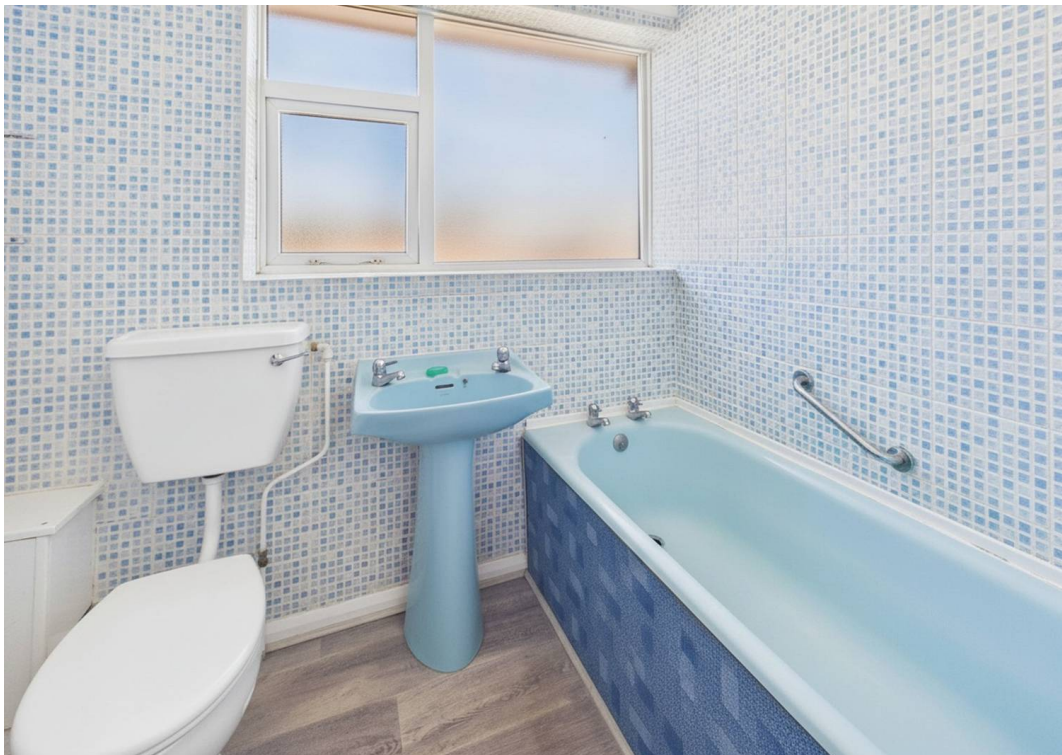
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Semi-detached family home available with no chain
- Ideal opportunity for buyers looking to update and modernise to their own tastes
- Within easy reach of popular nearby schools, frequent bus services and Arnold's amenities
- Front lounge with a feature fireplace and picture views of the garden
- Kitchen to the rear with space for a dining table and chairs
- Three well-proportioned bedrooms (bedrooms one and two with in-built wardrobe storage)
- Family bathroom with a three-piece suite and electric shower
- Lower ground floor offering utility room, WC and additional flexible study/office space
- Generous front garden with lawn, mature hedging and established trees for privacy
- Rear driveway and integral garage providing off-street parking and secure storage options









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