



6 Elm Grove, Arnold – NG5 8BN

Guide Price £250,000

DavidJames
the estate agent



6 Elm Grove

Arnold, Nottingham

3 bed semi-detached family home in a desirable cul-de-sac – close to Arnold's amenities, schools and transport links! Lounge, dining kitchen and conservatory plus a bathroom and multi-level garden!

Council Tax band: B

Tenure: Freehold

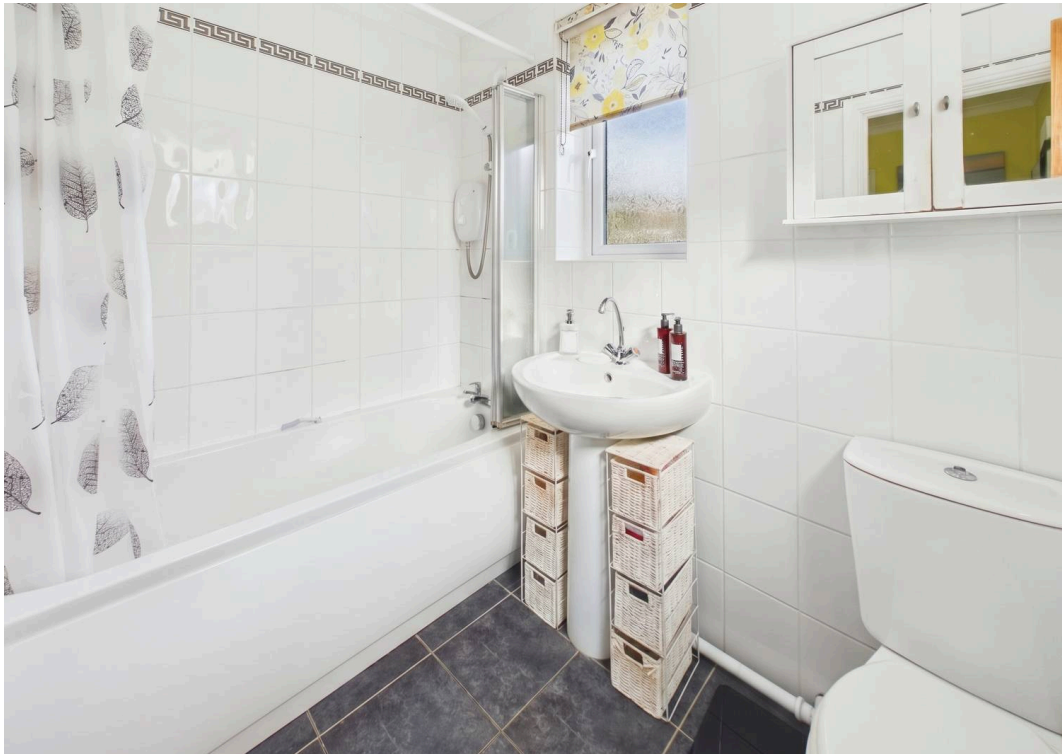
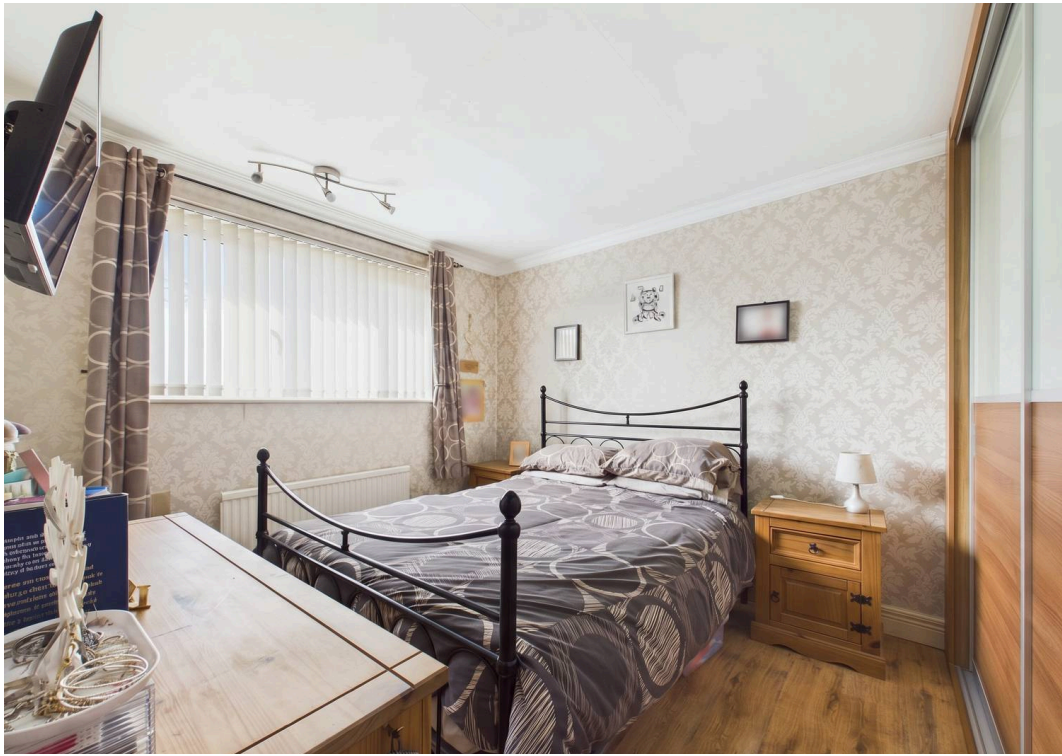
EPC Energy Efficiency Rating: B

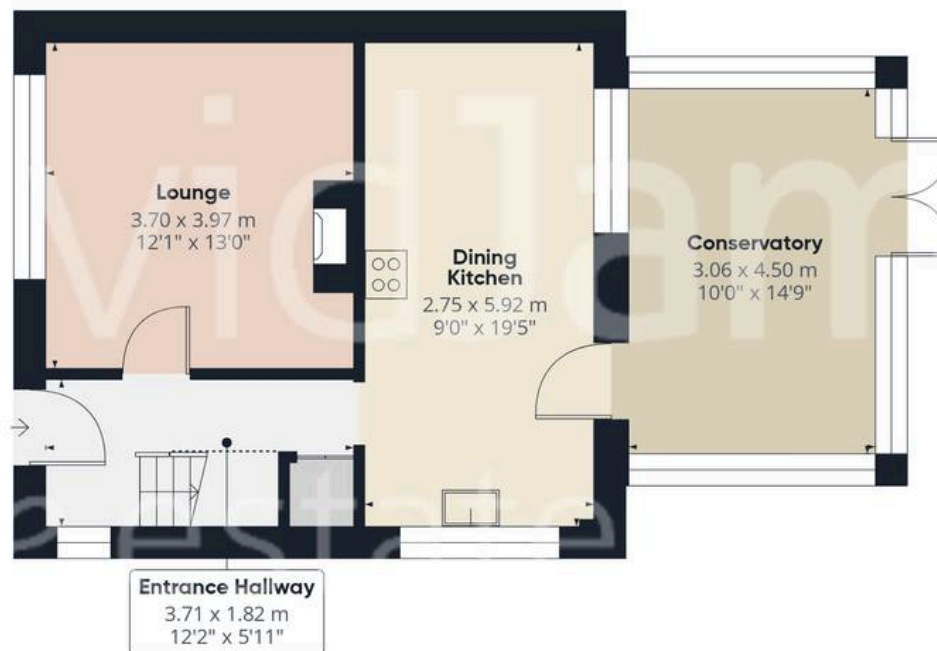
EPC Environmental Impact Rating: B

- Semi-detached family home
- Desirable cul-de-sac location in the ever-popular Arnold
- Within easy reach of popular schools, Arnold's amenities and transport links
- Welcoming entrance hall with useful understairs storage
- Good-sized front lounge
- Fitted kitchen with an included range cooker and space for dining
- Versatile conservatory with French doors (ideal sitting area/play space)
- Three first floor bedrooms (bedroom one with fitted wardrobes)
- First floor family bathroom with a three-piece suite and an electric shower
- Generous multi-level garden incorporating patio space, lawn and a decked terrace









Floor 0



Floor 1

Approximate total area⁽¹⁾

88.1 m²

948 ft²

Reduced headroom

1.1 m²

11 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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