



38 Nursery Road, Arnold – NG5 7ET

Guide Price **£250,000 – £260,000**

DavidJames
the estate agent



38 Nursery Road

Arnold, Nottingham

GUIDE PRICE £250,000-£260,000 Well-presented semi-detached home in Arnold location offering two beds, spacious lounge/dining room alongside sunroom, southerly garden, driveway and detached garage!

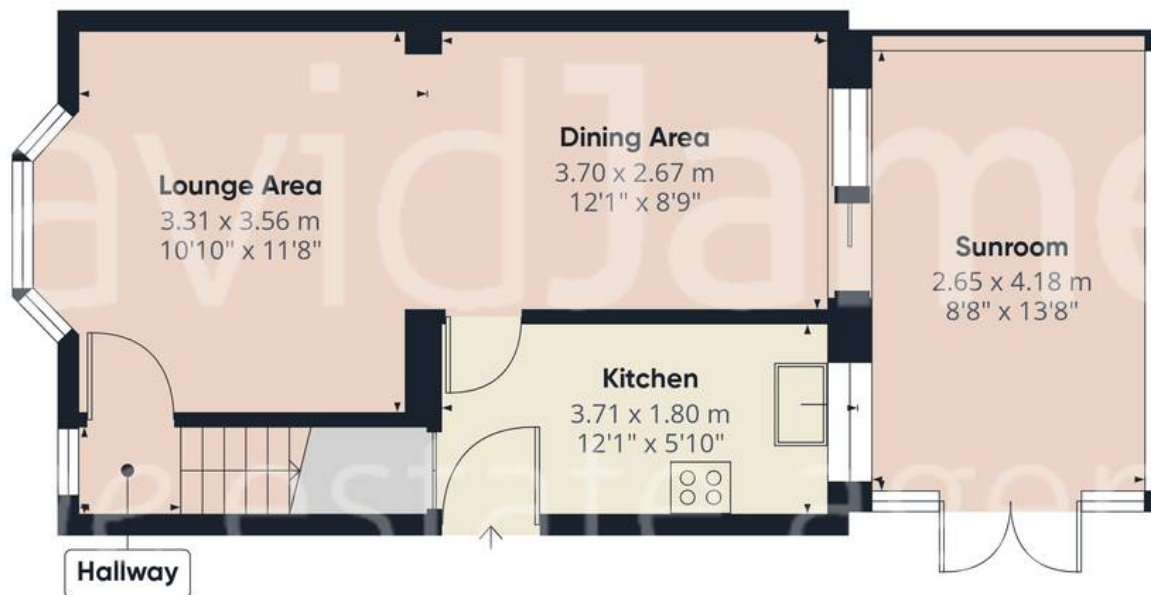
Council Tax band: B

Tenure: Freehold

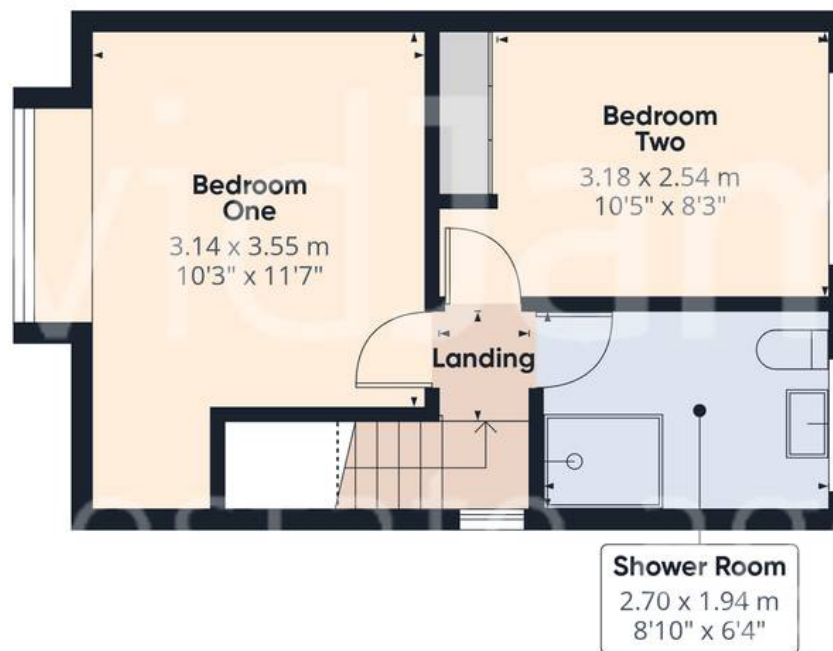
- Well-presented semi-detached home in a sought-after Arnold location
- Perfect for professionals, growing families or first-time buyers
- Within walking distance of shops, schools, supermarkets and regular bus services
- Bright and spacious lounge/dining room with a feature bay window and patio doors
- Well-equipped fitted kitchen with an integrated oven and hob
- Spacious light-filled sunroom featuring two roof lights and garden outlook
- Two well-appointed double bedrooms (both with fitted wardrobes)
- Contemporary tiled shower room with a walk-in shower enclosure
- Enclosed southerly rear garden with lawn, patio and covered pergola
- Block-paved driveway and detached garage providing ample off-street parking







Floor 0



Floor 1



Approximate total area⁽¹⁾

73.6 m²

792 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.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.