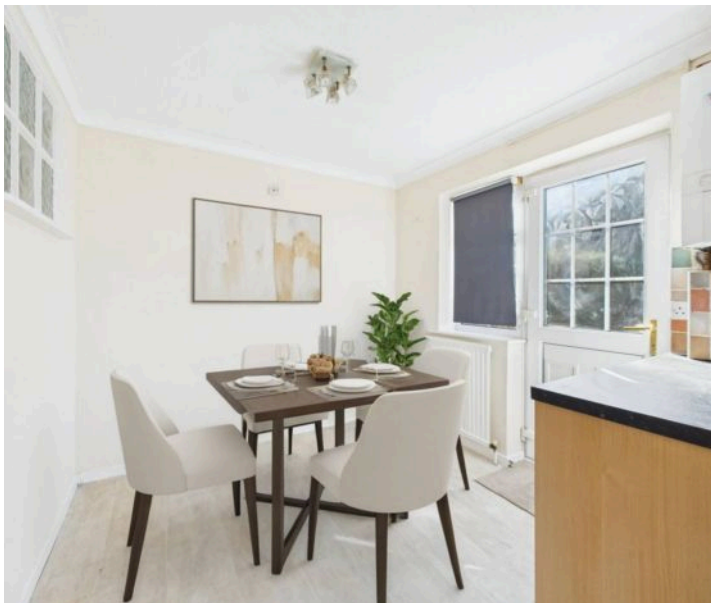




44 Crawford Rise, Arnold – NG5 8QF

Guide Price **£170,000**

DavidJames
the estate agent



44 Crawford Rise

Arnold, Nottingham

NO CHAIN! Mid-townhouse within easy reach of Arnold's amenities and ideal for first-time buyers or those looking to downsize! Lounge, dining kitchen, 2 double beds, bathroom and a garage in a block!

Council Tax band: B

Tenure: Freehold

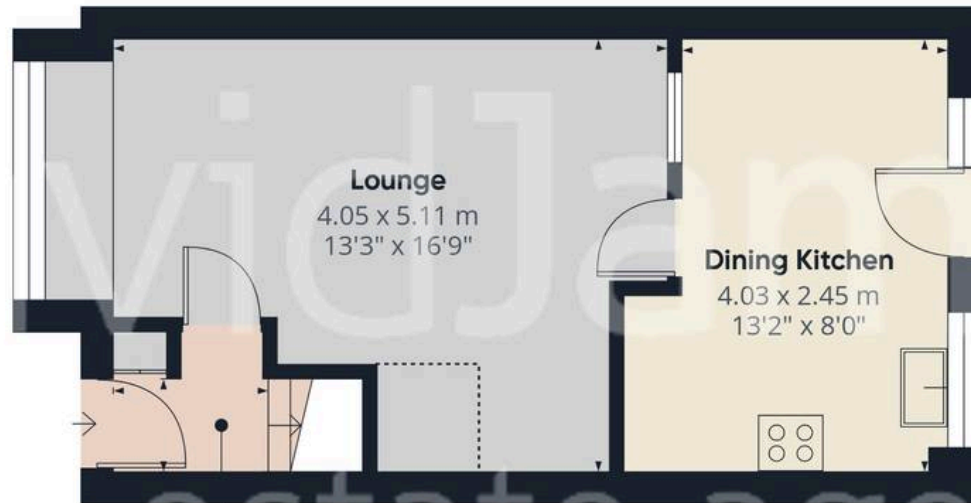
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

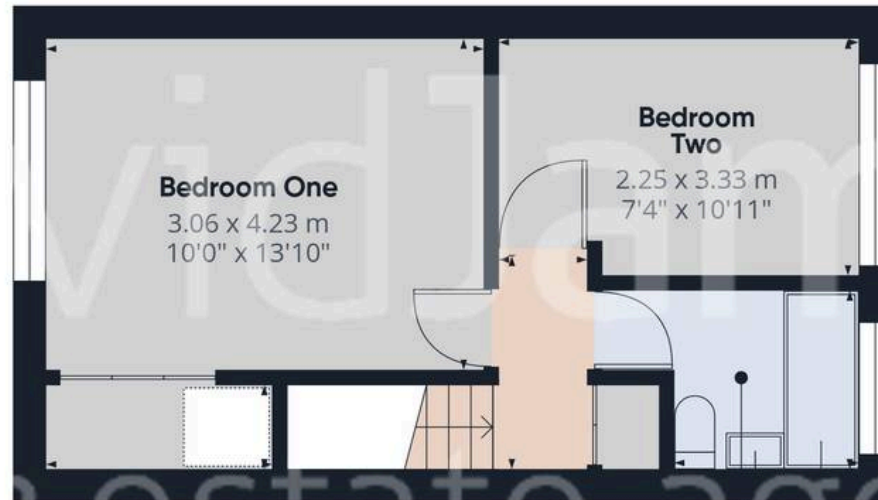
- Mid-townhouse offered to the market with no upward chain
- Ideal for first-time buyers, working professionals and downsizers
- Excellent public transport links nearby with regular bus services into Nottingham City Centre
- Convenient location within easy reach of Arnold town centre's shops, cafes and amenities
- Spacious lounge with feature bow window and central electric fire
- Fitted kitchen with integrated appliances and space for dining
- Two double bedrooms (including a large main bedroom with generous built-in wardrobes)
- Modern shower room fitted with a white suite, electric shower and chrome heated towel rail
- Low-maintenance front garden with lawn and decorative stone pathway leading to the entrance door
- Private rear garden offering excellent scope for landscaping







Floor 0



Floor 1

Approximate total area⁽¹⁾

59.3 m²
639 ft²

Reduced headroom

0.9 m²
9 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



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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.