



35 Worrall Avenue, Arnold - NG5 7GN

Guide Price **£170,000**





35 Worrall Avenue

Arnold, Nottingham

Mid-terrace home within walking distance of Arnold's amenities. 2 reception rooms, 2 double bedrooms, shower room, low-maintenance courtyard garden. Ideal for first-time buyers or investors!

Council Tax band: A

Tenure: Freehold

- Traditional mid-terrace home available with no upward chain
- Well-suited to first-time buyers, investors and downsizers
- Plenty of scope for personalisation
- A short walk from Arnold's local amenities and public transport links
- Lounge with a feature bay window and focal-point fireplace
- Second versatile reception room ideal as a dining room or additional sitting space
- Galley-style kitchen with integrated cooking appliances and garden access
- Two double bedrooms (both offering storage solutions)
- First floor shower room with a three-piece white suite
- Enclosed and low-maintenance garden with paved seating areas and timber fencing





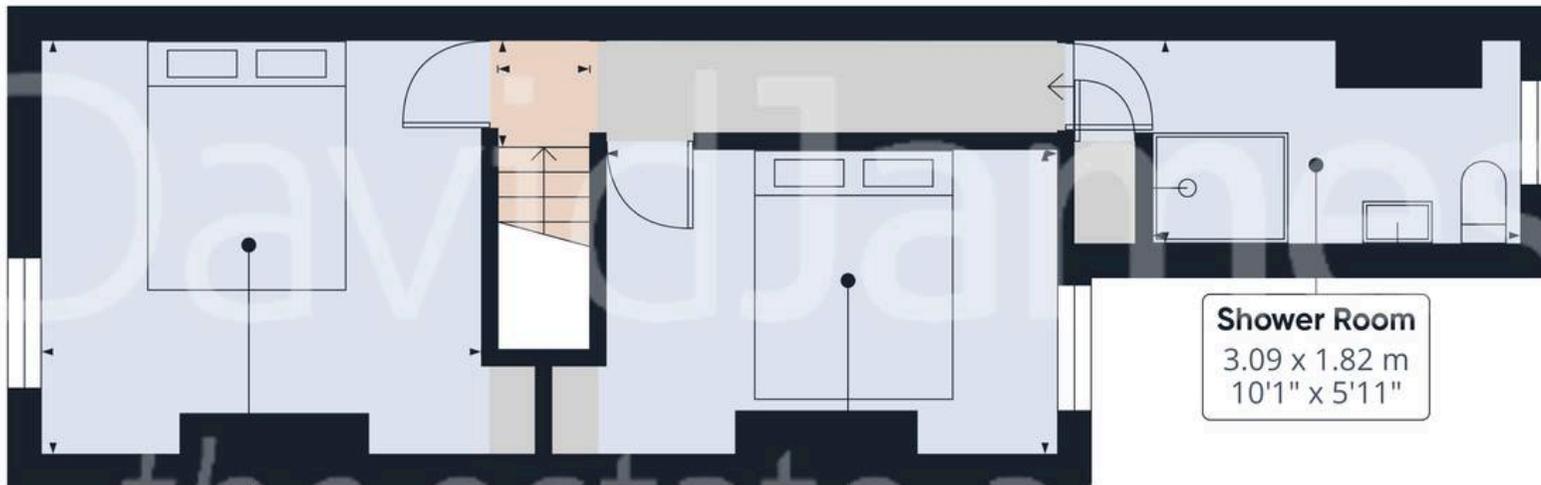




Floor 0

Approximate total area⁽¹⁾

68 m²
731 ft²



(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.



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