



**50 Ravenswood Road, Arnold – NG5 7FQ**

Guide Price **£250,000**





## 50 Ravenswood Road

Arnold, Nottingham

GUIDE PRICE £250,000–£260,000 Delightful 3 bed semi-detached close to Arnold amenities. Ideal for first time buyers or families with large lounge, dining kitchen, driveway & southerly-facing garden!

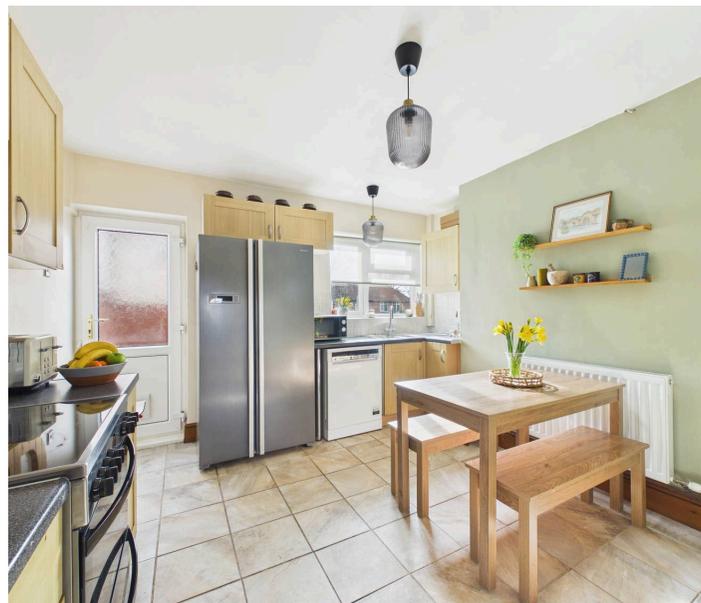
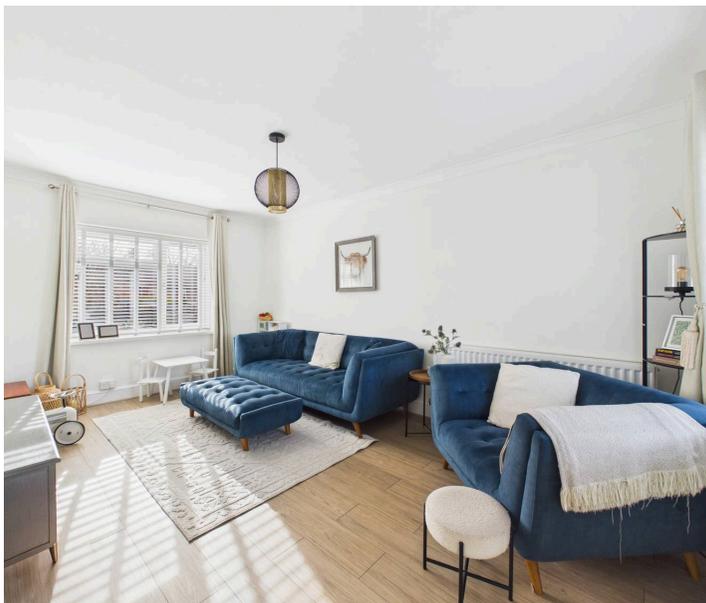
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Superb semi-detached home perfect for first-time buyers or a growing family
- Great location with Arnold's extensive shops, supermarkets and bus links into the City Centre
- Spacious and beautifully-presented entrance hallway with cloaks cupboard
- Wonderfully bright and inviting lounge enhanced by dual aspect windows
- Delightful dining kitchen fitted with fitted units and space for a dining table and chairs
- Three well-presented bedrooms (including two spacious double bedrooms)
- Traditional two-piece bathroom suite with separate WC for added convenience
- Additional outbuilding currently utilised as a utility space/storage area with potential for conversion
- Double-width driveway providing ample off-street parking
- Good-size southerly-facing rear garden with patio area and lawn

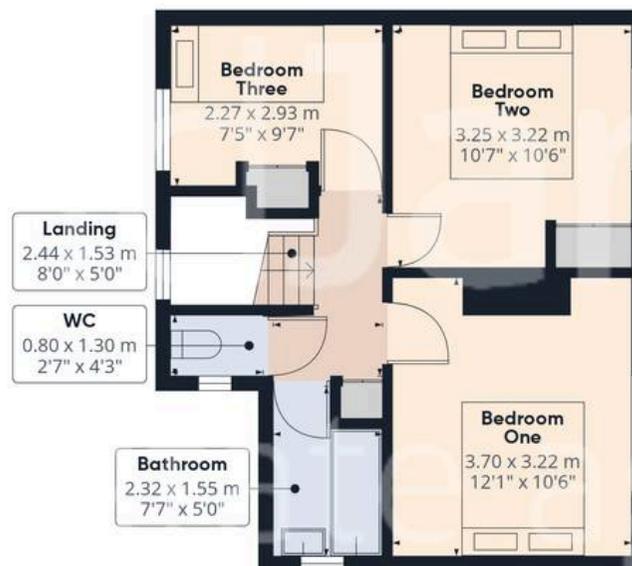








Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

85.9 m<sup>2</sup>  
923 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(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

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