



59 Furlong Avenue, Arnold – NG5 7AS

Guide Price **£220,000**

DavidJames
the estate agent



59 Furlong Avenue

Arnold, Nottingham

Well-presented 4 double bed end terrace home with no chain - neutrally decorated in ready to move in condition! Featuring a stunning breakfast kitchen, family/dining room and southerly-facing garden!

Council Tax band: B

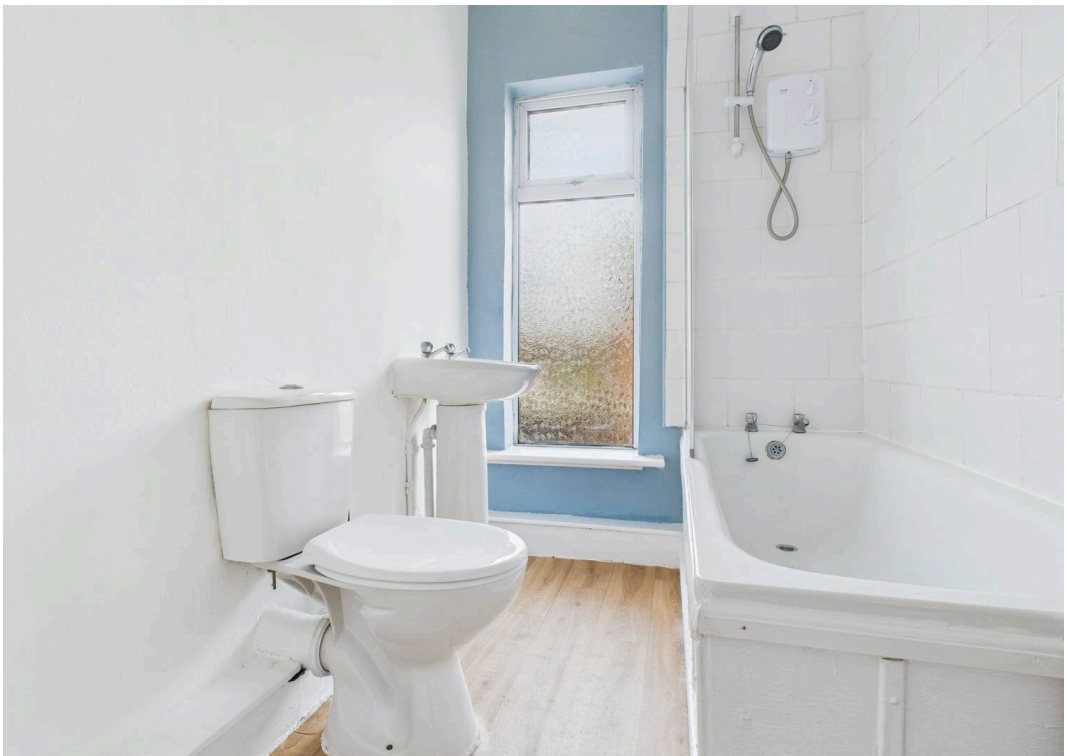
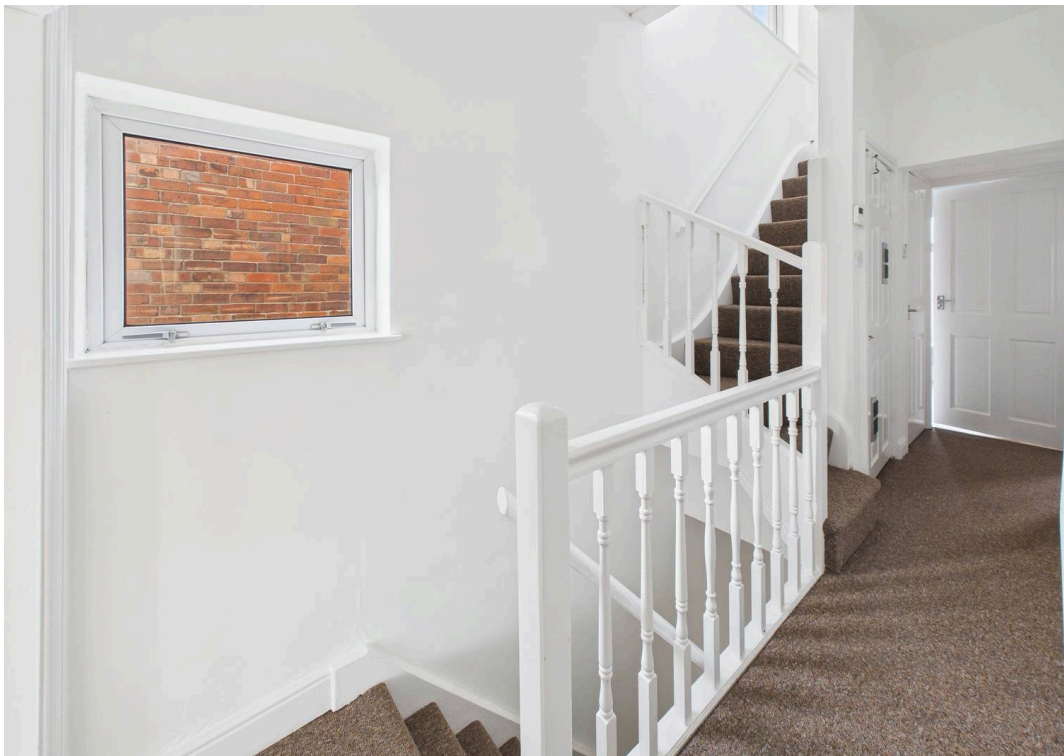
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Well-presented end terrace house with no onward chain
- Fantastic opportunity for first time buyers or investors
- Charming lounge featuring eye-catching brick detailing and painted wooden shelving within two alcoves
- Impressive shaker-style breakfast kitchen with a feature central island and integrated cooking appliances
- Bright and spacious family/dining room with dual aspect windows and garden views
- Three-section cellar offering useful storage space
- Four spacious double bedrooms (including a top floor room with far-reaching views across the rooftops of Arnold)
- Modern white three-piece bathroom suite with an electric shower and an additional separate WC
- Good-sized southerly-facing garden with patio, decking, lawn and shared side driveway (limited access to garage)
- Large garage providing storage or potential workshop space with lots of further potential



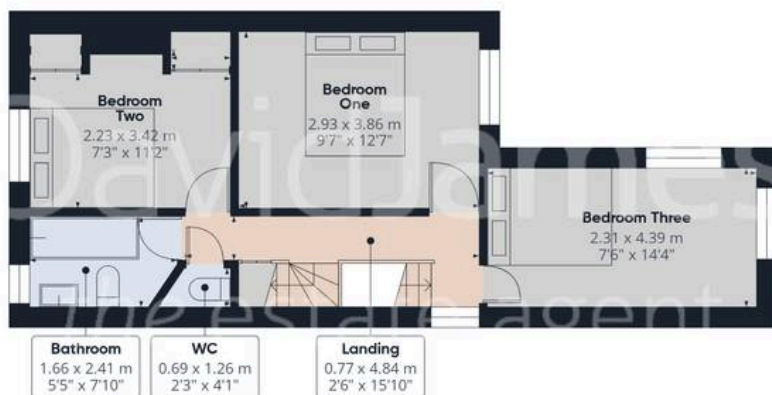




Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

120.1 m²

1294 ft²

Reduced headroom

6.9 m²

74 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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