



10 Ladybank Rise, Arnold – NG5 8QG

Guide Price £180,000

DavidJames
the estate agent



10 Ladybank Rise

Arnold, Nottingham

FANTASTIC NO CHAIN OPPORTUNITY! Mid-townhouse offering bay-fronted lounge, stylish dining kitchen, two bedrooms, garage and a southerly garden close to shops, buses and Arnold's further amenities!

Council Tax band: B

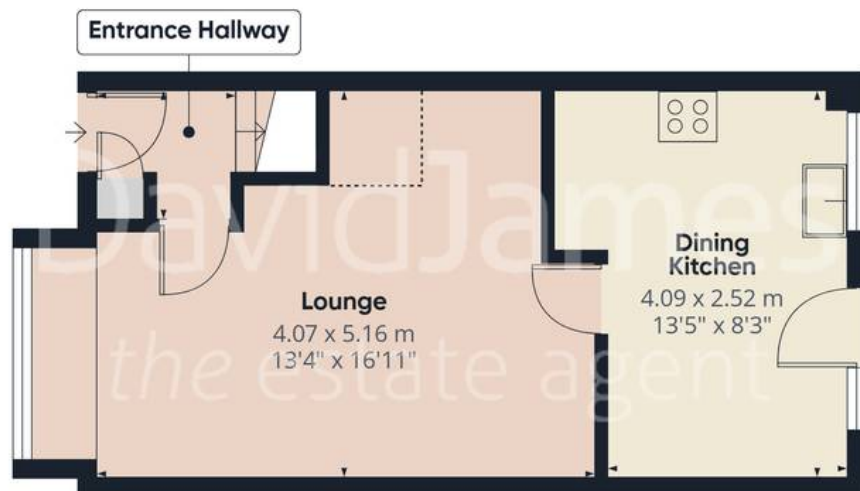
Tenure: Freehold

- Mid-townhouse offered to the market with no onward chain
- Convenient location close to shops, bus services and Arnold's amenities
- Ideal purchase for first-time buyers, professionals, downsizers or investors
- Welcoming entrance hallway with useful built-in storage cupboard
- Spacious bay-fronted lounge featuring an attractive fireplace
- Stylish dining kitchen with a range of integrated appliances
- Two well-proportioned bedrooms (including main bedroom with built-in storage)
- Fully tiled bathroom with a three-piece suite and an electric over-bath shower
- Gas central heating via a combination boiler
- Southerly rear garden with lawn plus garage providing secure off-street parking

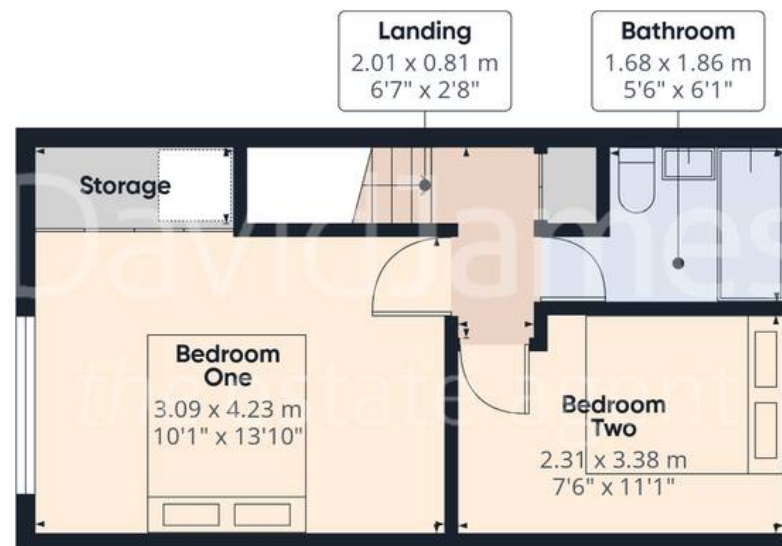








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

60.3 m²

649 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.

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