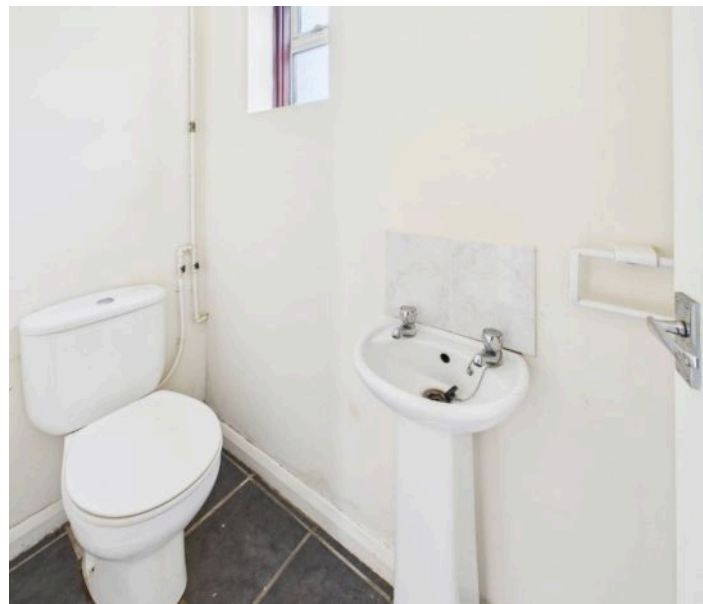




40 Wardle Grove, Arnold – NG5 7FE

Guide Price £190,000

DavidJames
the estate agent



40 Wardle Grove

Arnold, Nottingham

Charming 3-bed house, no chain, ideal family living with 1st floor bath/WC, lounge, spacious kitchen, entrance hall, private drive, and lawned garden in Arnold.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Three bedroom end-terrace house offered with no upward chain
- Spacious lounge
- Good size kitchen with integrated appliances
- Entrance hall and side hall with useful under-stairs store
- First floor bathroom/WC and ground floor WC
- Combination gas central heating and double glazing
- The roof has been refitted with slate tiles
- Drive provides off street parking
- Lawned rear garden
- Ideally located for Arnold's excellent nearby amenities







Floor 0

Approximate total area⁽¹⁾

60.54 m²

651.65 ft²

Reduced headroom

0.66 m²

7.15 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

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.