



**129 Howbeck Road, Arnold – NG5 8QB**

Guide Price **£190,000**

**DavidJames**  
the estate agent





## 129 Howbeck Road

Arnold, Nottingham

Two double bedroom townhouse offered with no upward chain! Modern kitchen, spacious lounge, superb bathroom and a low-maintenance garden plus a garage and drive. Ideal first-time buy or downsize move!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Well-presented townhouse
- Available with no upward chain for a hassle-free move
- Ideal for first-time buyers, downsizers or investors
- Close to Arnold's nearby amenities, a variety of schools and frequent transport links
- Bright and spacious lounge with a feature fireplace and bay window
- Stylish breakfast kitchen with grey cabinetry and integrated cooking appliances
- Two double bedrooms (main bedroom with in-built wardrobes)
- Sleek modern bathroom with twin-head rainfall shower and contemporary tiling
- Low-maintenance and enclosed rear garden with fencing for privacy
- Driveway and garage to rear provide off-street parking

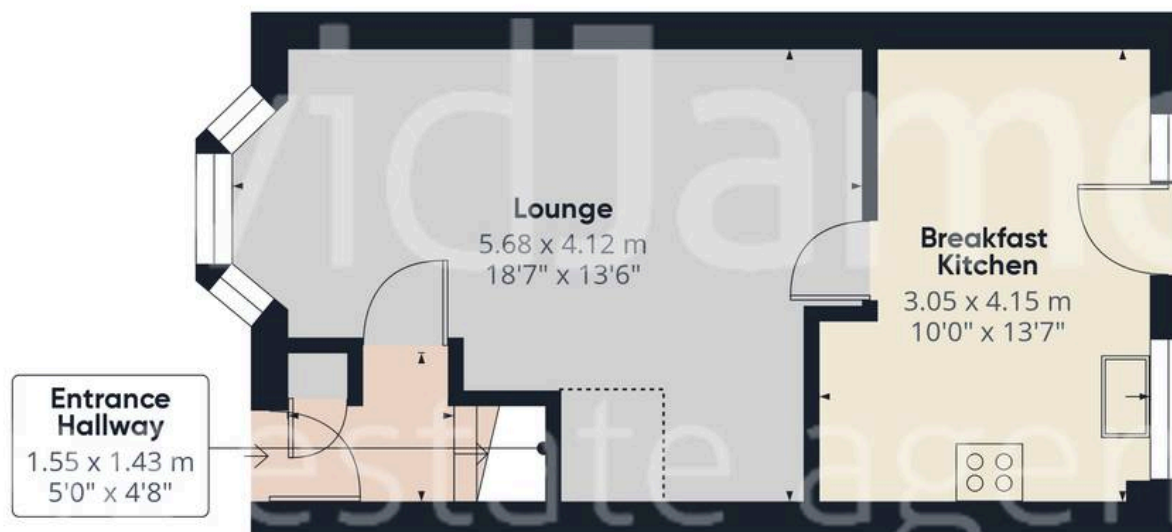




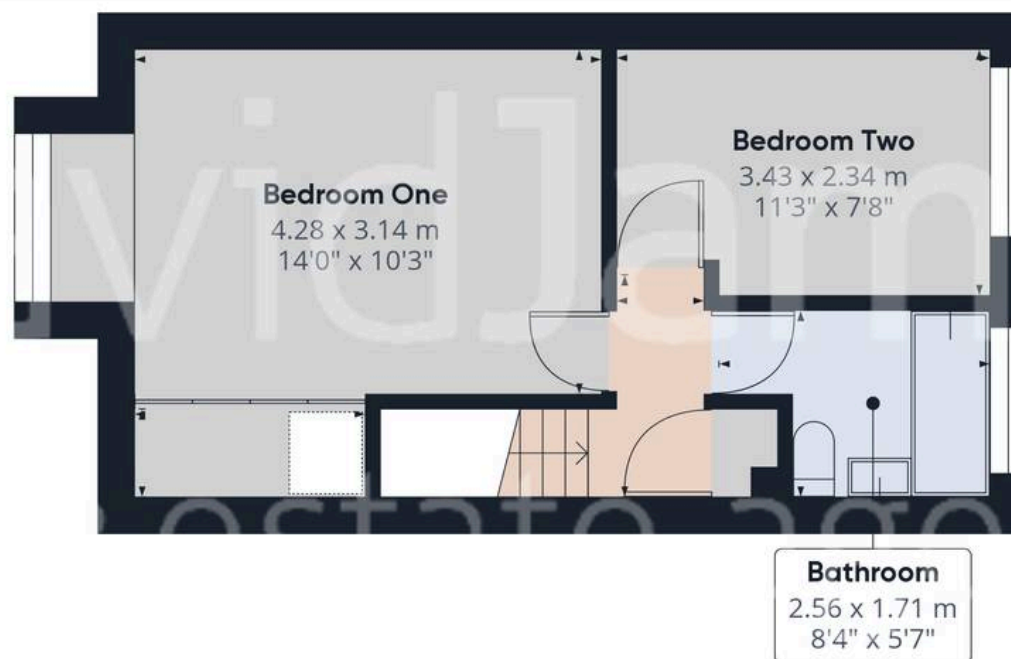








Floor 0 Building 1



Floor 1 Building 1

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

61.79 m<sup>2</sup>

665.1 ft<sup>2</sup>

**Reduced headroom**

0.84 m<sup>2</sup>

9.05 ft<sup>2</sup>

(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](mailto:arnold@david-james.com) • [www.david-james.com](http://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.