



52 Duke Street, Arnold – NG5 6GQ

Guide Price **£160,000–£170,000**

DavidJames
the estate agent



52 Duke Street

Arnold, Nottingham

End-terrace house a short walk from Arnold's amenities – offered with no chain and lots of potential! Lounge, separate dining room, kitchen and 2 double beds plus a south-westerly facing garden.

Council Tax band: A

Tenure: Freehold

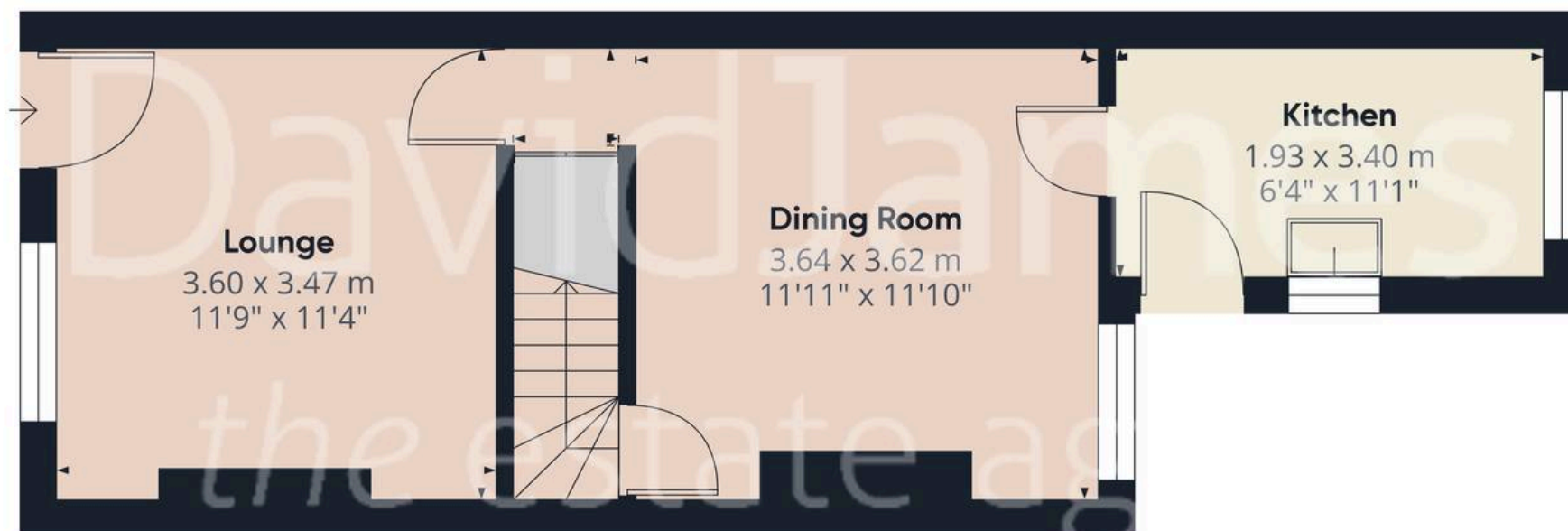
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- End terrace home
- Offered to the market with no upward chain and lots of potential
- A short walk from Arnold's excellent nearby shops and supermarkets
- Frequent bus services nearby to Nottingham City Centre and the surrounding areas
- Bright and spacious lounge
- Separate versatile dining room
- Kitchen with space for freestanding appliances
- Two first floor double bedrooms
- First floor bathroom with a three-piece suite
- Southerly-facing and enclosed rear garden





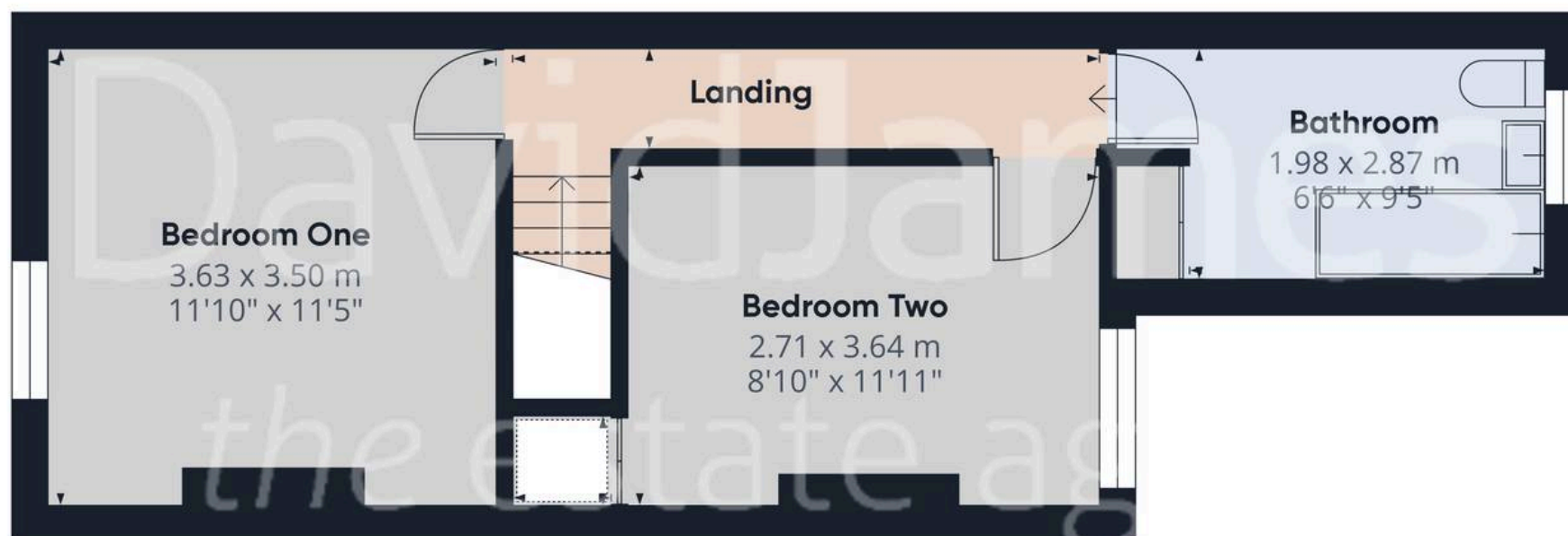


Floor 0

Approximate total area⁽¹⁾

67.3 m²

724.42 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.

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