



**52 Duke Street, Arnold – NG5 6GQ**

Guide Price **£150,000 – £160,000**

**DavidJames**  
the estate agent



## 52 Duke Street

Arnold, Nottingham

GUIDE PRICE £150,000 - £160,000 End-terrace house a short walk from Arnold's amenities - offered with no chain, superbly located to ample amenities & transport links

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

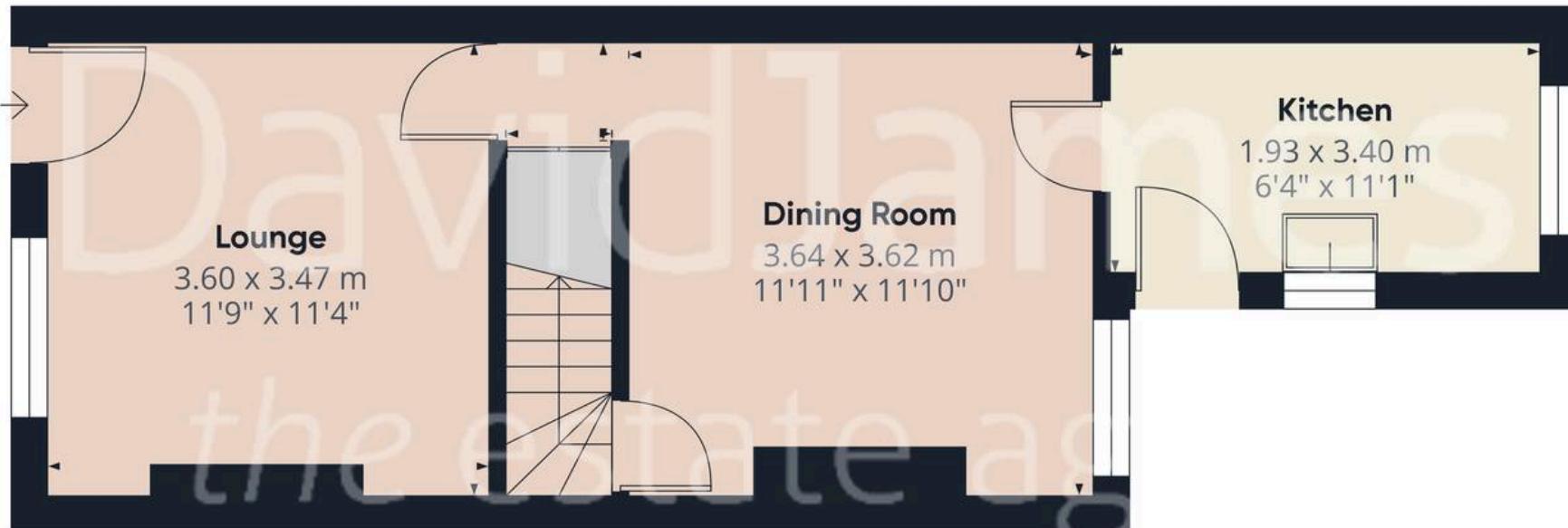
EPC Environmental Impact Rating: F

- 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



Floor 1

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

67.3 m<sup>2</sup>

724.42 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.

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## David James Estate Agents

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