



71 Spinningdale, Arnold, Nottingham, NG5 8QS

Guide Price **£200,000**

DavidJames
the estate agent



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Arnold, Nottingham

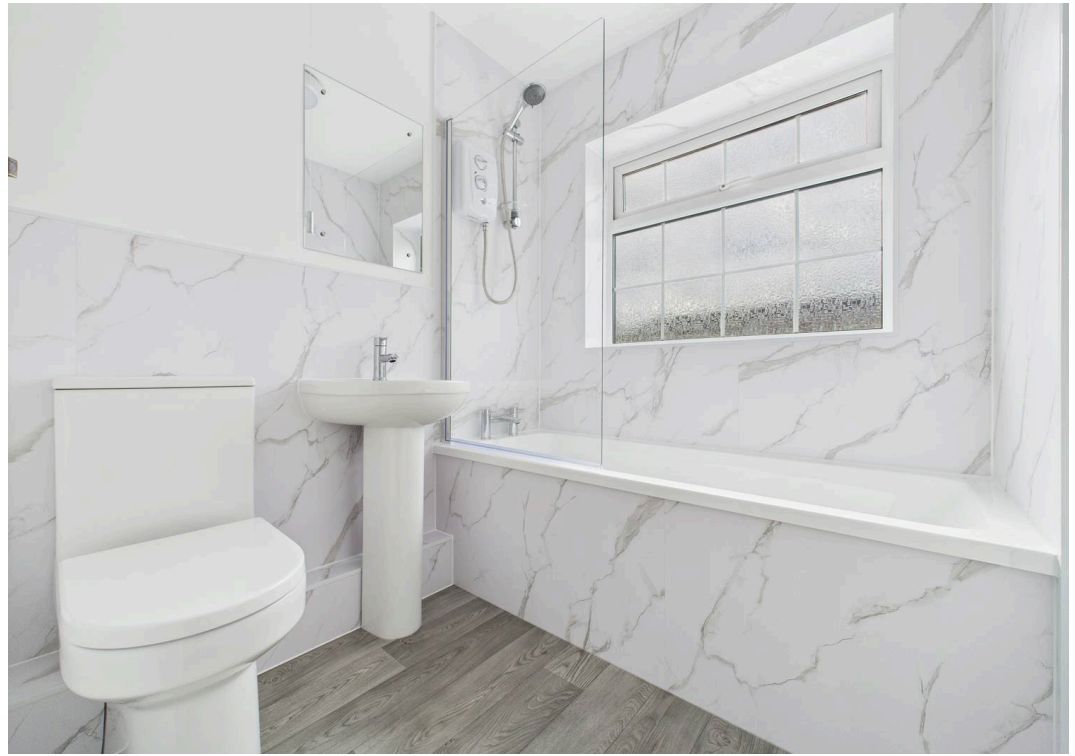
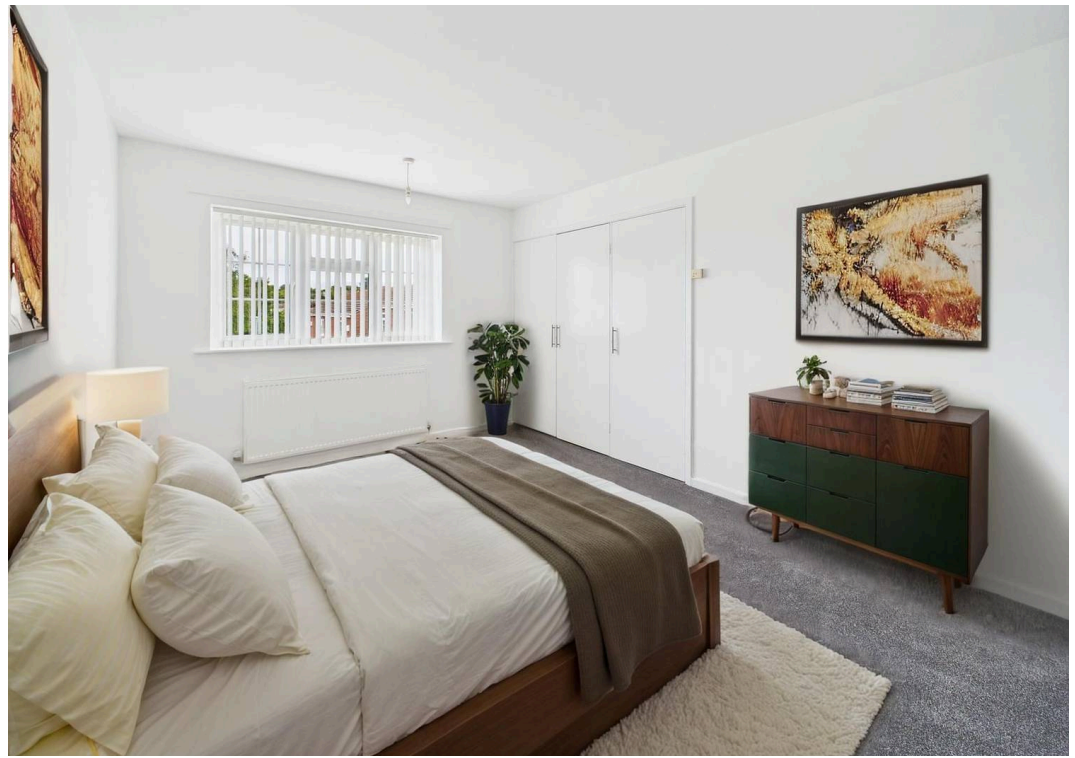
Immaculate 2 bed end terrace in Arnold. Stylishly refurbished, no chain. Modern kitchen & bathroom, conservatory, garage, move-in ready. Ideal for first-time buyers or investors. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Refurbished end townhouse sold with no upward chain
- Two bedrooms, bedroom one with built-in wardrobes
- Entrance hall, lounge with fireplace
- Newly fitted dining kitchen with white gloss finish units and integrated oven, hob and extractor
- UPVC double glazed conservatory with Quarry tiled flooring and French door to the rear garden
- Newly fitted bathroom/Wc with white suite and electric shower
- Combination gas central heating, UPVC double glazing
- Newly decorated with new floor coverings throughout
- Enclosed low maintenance rear garden, garage with pedestrian access door
- Perfect first time purchase or buy-to-let investment







Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

68.4 m²

736 ft²

Reduced headroom

0.9 m²

10 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.

GIRAFFE360



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