



**55 West Street, Arnold – NG5 7DB**

Guide Price **£190,000**

**DavidJames**  
the estate agent





## 55 West Street

Arnold, Nottingham

Stylish & immaculately-presented 2 bed mid-terrace within walking distance of Arnold's amenities & buses! Featuring a lounge with separate dining room, modern kitchen & southerly-facing rear garden!

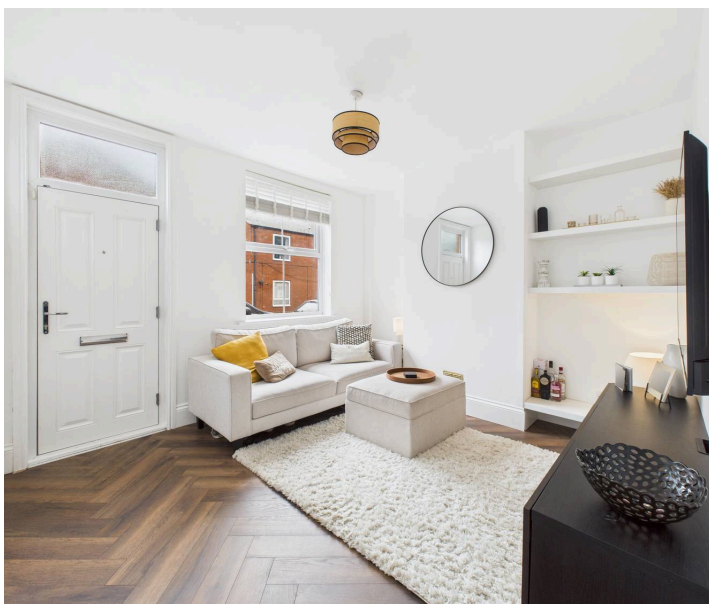
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Immaculately presented mid-terrace house perfect for first-time buyers or investors
- Excellent location within walking distance of Arnold's shops, supermarkets and frequent bus services
- Stylish lounge with herringbone wood-effect flooring
- Separate bright and spacious dining room with feature French doors overlooking the rear garden
- Inner hallway with access to the cellar for useful storage
- Stunning modern kitchen with dark grey Matt kitchen units, white worktops and a range of integrated appliances
- Modern three-piece bathroom suite with mains shower over the bath, vanity basin and back to wall WC
- Two bright and spacious double bedrooms (both with feature fireplaces)
- Gas central heating with combination boiler
- Southerly-facing rear garden with patio area and lawn, perfect for entertaining

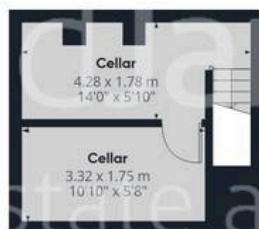












Floor -1



Floor 0



Floor 1

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

58.9 m<sup>2</sup>

634 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## David James Estate Agents

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