



**51 Furlong Avenue, Arnold – NG5 7AR**

Guide Price **£180,000**

**DavidJames**  
the estate agent





## 51 Furlong Avenue

Arnold, Nottingham

GUIDE PRICE £180,000-£190,000 Immaculately-presented 3 bed house just a short walk from Arnold's amenities! 2 reception rooms, modern kitchen and a contemporary bathroom alongside a generous garden!

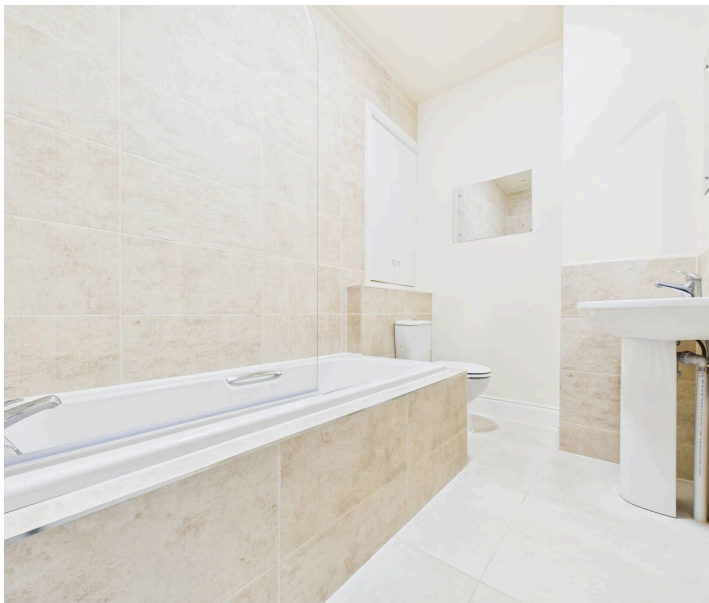
Council Tax band: A

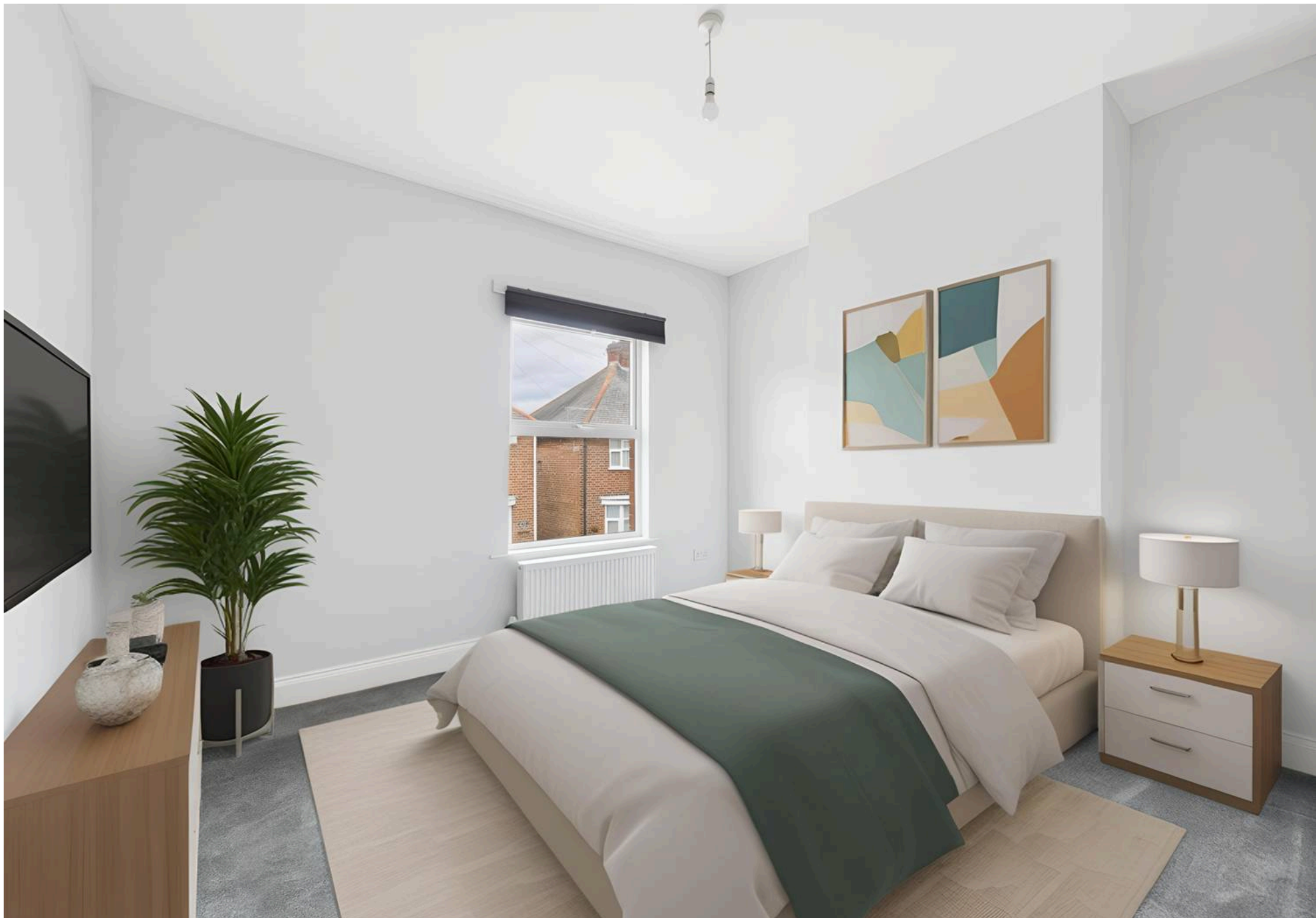
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Immaculately-presented end terrace house
- Offered to the market with no upward chain
- Renovated under the current ownership
- Within easy walking distance of Arnold's excellent shopping amenities and frequent bus services
- Two reception rooms (lounge and separate dining/sitting room)
- Modern fitted kitchen with integrated cooking appliances
- Carpeted and plastered basement with power, lighting and heating
- Three first floor bedrooms
- Contemporary tiled bathroom with a three-piece white suite and over-bath shower
- Generous lawned rear garden with a useful outside store

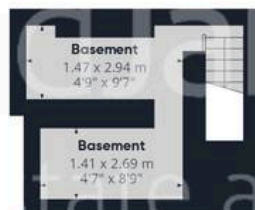












Floor -1



Floor 0



Floor 1

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

69.9 m<sup>2</sup>

753 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.

GIRAFFE360





## David James Estate Agents

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