



72 Willbert Road, Arnold – NG5 8ED

Guide Price **£220,000**

DavidJames
the estate agent



72 Willbert Road

Arnold, Nottingham

3 bed semi-detached home a short walk from Arnold's amenities - ideal for growing families or first-time buyers! Dining kitchen, lounge, bathroom and a generous southerly-facing garden plus parking!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

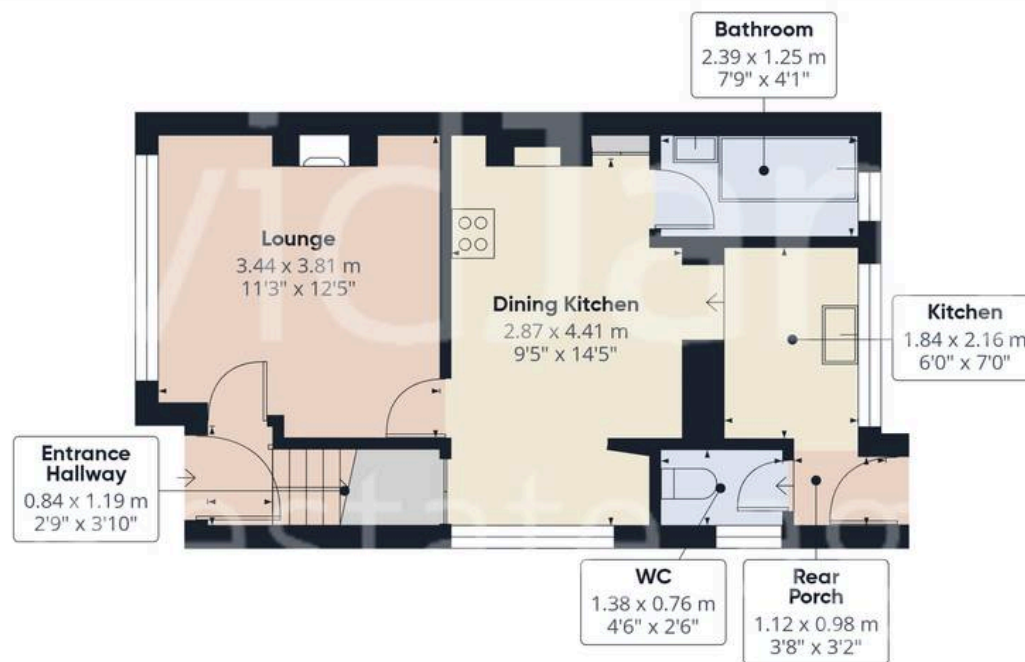
EPC Environmental Impact Rating:

- Well-presented semi-detached home
- Ideal for growing families or first-time buyers
- A short walk from Arnold's nearby amenities, popular schools and excellent bus services
- Tasteful décor throughout
- Spacious lounge with a feature decorative chimney breast and wood-effect flooring
- Contemporary dining kitchen with sleek dark grey gloss cabinets and integrated cooking appliances
- Three bedrooms (including two double bedrooms)
- Modern ground floor family bathroom with a separate WC for convenience
- South-easterly facing lawned rear garden with a paved patio and mature trees
- Driveway to the front providing off-street parking









Floor 0

Approximate total area⁽¹⁾

62 m²

667 ft²



Floor 1

(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

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.