



72 Willbert Road, Arnold – NG5 8ED

Guide Price **£210,000**

DavidJames
the estate agent



72 Willbert Road

Arnold, Nottingham

GUIDE PRICE £210,000 - £220,000 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

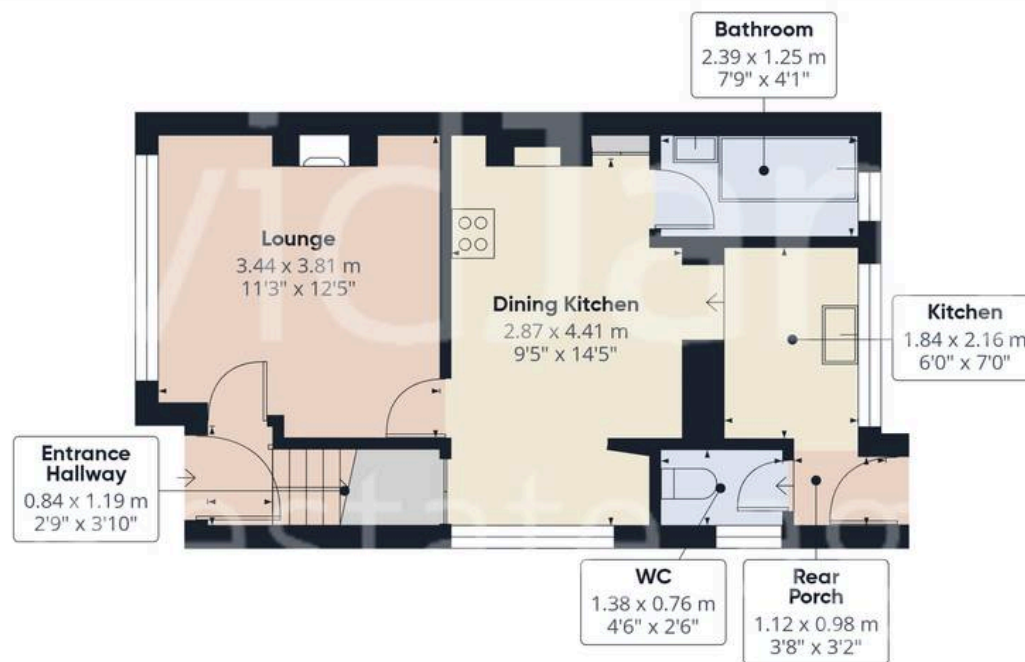
EPC Environmental Impact Rating:

- 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.

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