



**68 Stanhope Crescent, Arnold – NG5 7BA**

Guide Price **£250,000**

**DavidJames**  
the estate agent





## 68 Stanhope Crescent

Arnold, Nottingham

Well-presented 3 bed semi-detached home available with no chain! Perfect for first-time buyers, growing families or those seeking convenient access to Arnold's nearby amenities, schools and buses!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

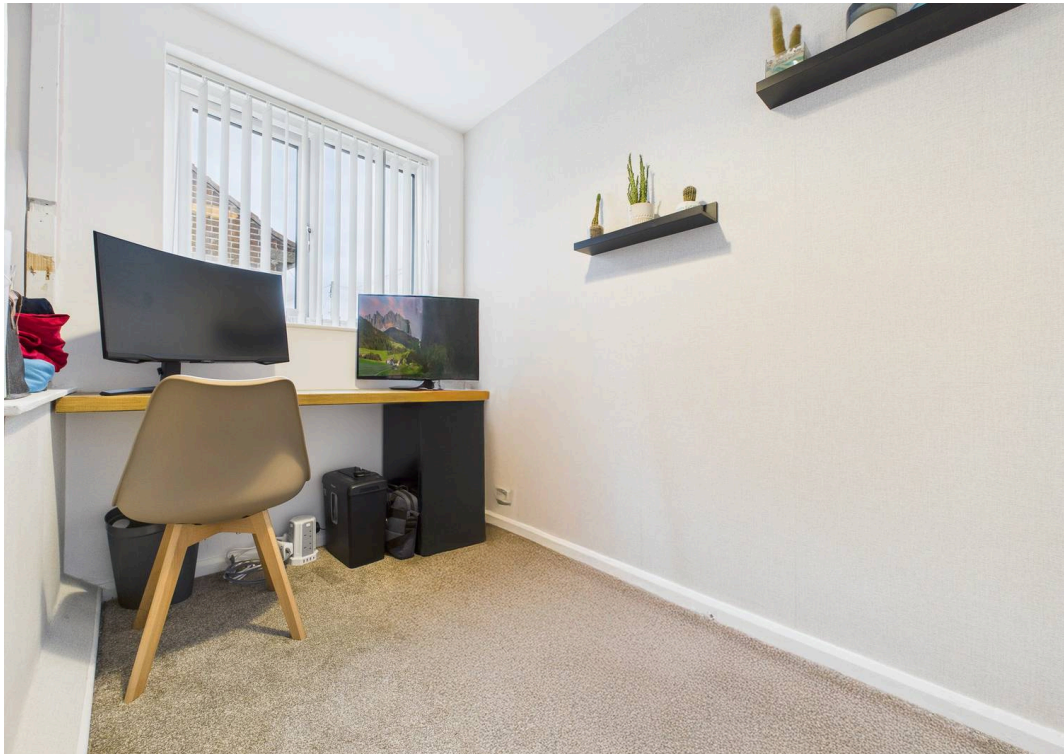
EPC Environmental Impact Rating: D

- Stylish semi-detached family home available with no upward chain
- Ideal for first-time buyers, growing families or those seeking a convenient location
- Perfectly positioned for access to Arnold's nearby amenities, schools and bus services
- Spacious lounge with focal chimney breast and large front window
- Contemporary open-plan dining kitchen with French doors and integrated appliances
- Utility room, pantry and a convenient downstairs WC
- Three first floor bedrooms
- Modern first floor bathroom with a three-piece white suite, twin-head shower and heated towel rail
- Enclosed rear garden with patio, artificial lawn and raised decking area
- Potential for parking to the front (subject to dropped kerb)

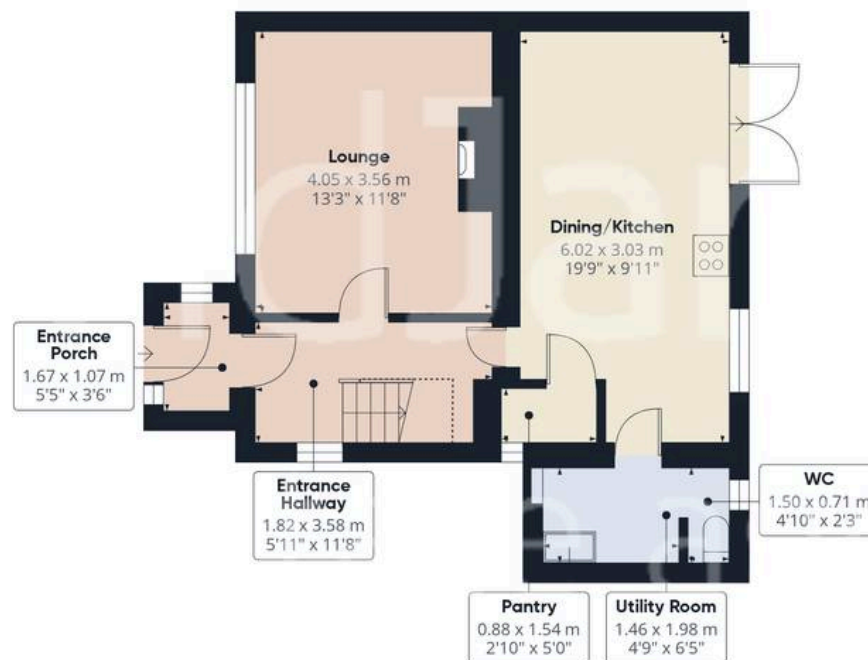












Floor 0



Floor 1

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

80.4 m<sup>2</sup>

864 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>

12 ft<sup>2</sup>

(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





## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

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