



**39 Wymondham Close, Arnold – NG5 6PQ**

Guide Price £200,000 - £210,000

**DavidJames**  
the estate agent



## 39 Wymondham Close

Arnold, Nottingham

GUIDE PRICE £200,000–£210,000 2 double bed semi-detached house with no chain! Ideal for downsizers and first-time buyers whilst perfectly positioned for access to local amenities and bus links!

Council Tax band: B

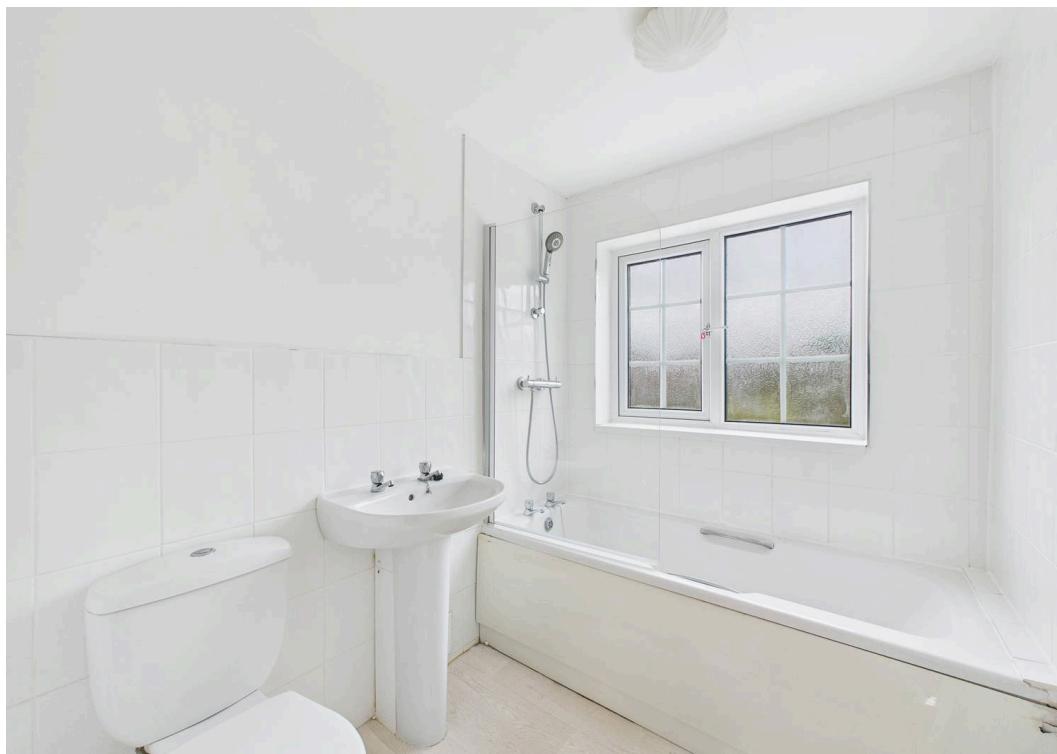
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-detached home
- Offered to the market with no upward chain
- Cul-de-sac location close to both Arnold and Mapperley's nearby amenities and transport links
- Ideal for downsizers, first-time buyers or investors
- Bright lounge with a feature bow window and focal-point fire
- Fitted dining kitchen with an adjoining versatile conservatory
- Two double bedrooms (main room with fitted and in-built wardrobes)
- Three-piece bathroom with a white suite and over-bath shower
- Low-maintenance front and rear gardens with patio, lawn and decorative borders
- Garage set within a nearby block





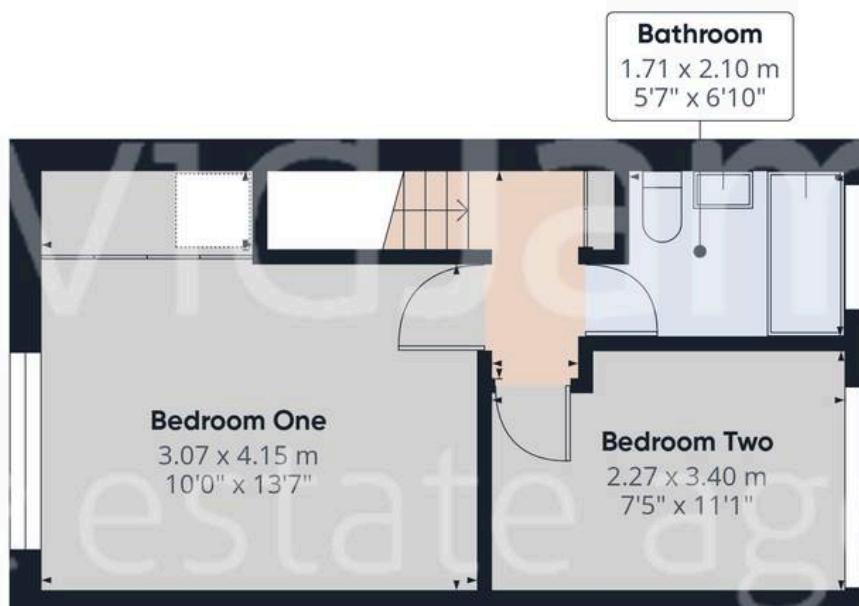


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Approximate total area<sup>(1)</sup>

66.2 m<sup>2</sup>  
713 ft<sup>2</sup>

Reduced headroom  
0.8 m<sup>2</sup>  
9 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



Floor 1



## 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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