



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







Floor 0



Floor 1



Approximate total area⁽¹⁾

66.2 m²

713 ft²

Reduced headroom

0.8 m²

9 ft²

(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.

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