



149 Arnold Road, Nottingham - NG5 5HQ

Guide Price **£325,000**



149 Arnold Road

Nottingham, Nottingham

GUIDE PRICE £325,000 - £350,000 Generously-sized five bed semi-detached family home with flexible accommodation over three floors and stylish open-plan living space - close to local shops, schools, bus links and City Hospital!

Council Tax band: A

Tenure: Freehold

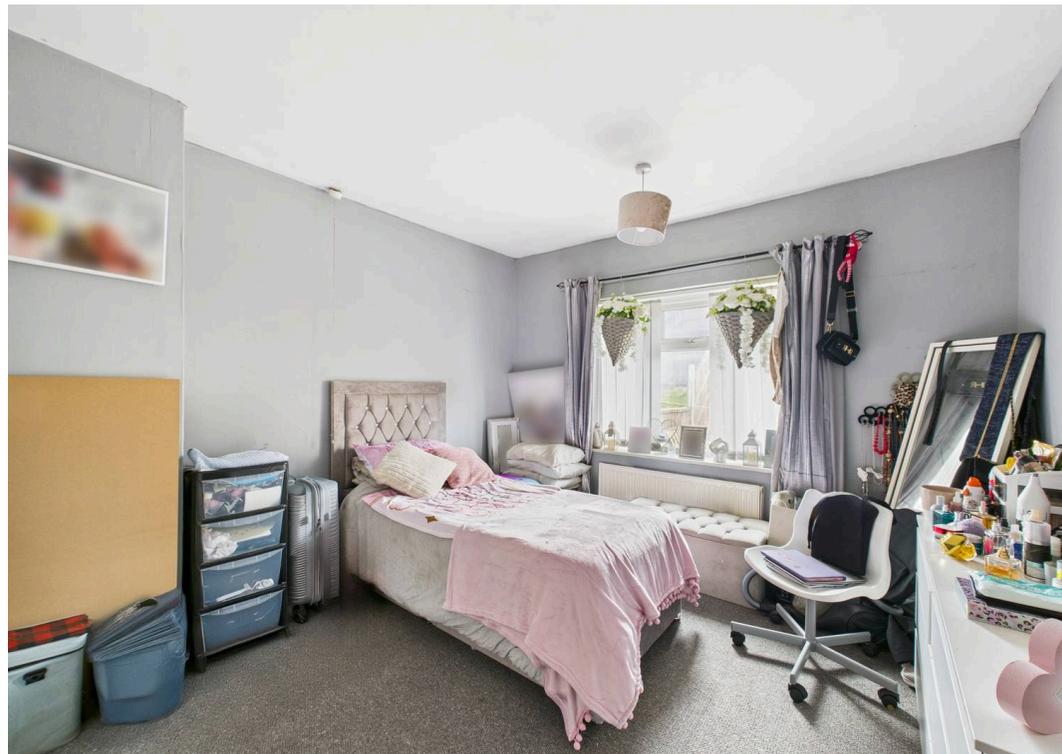
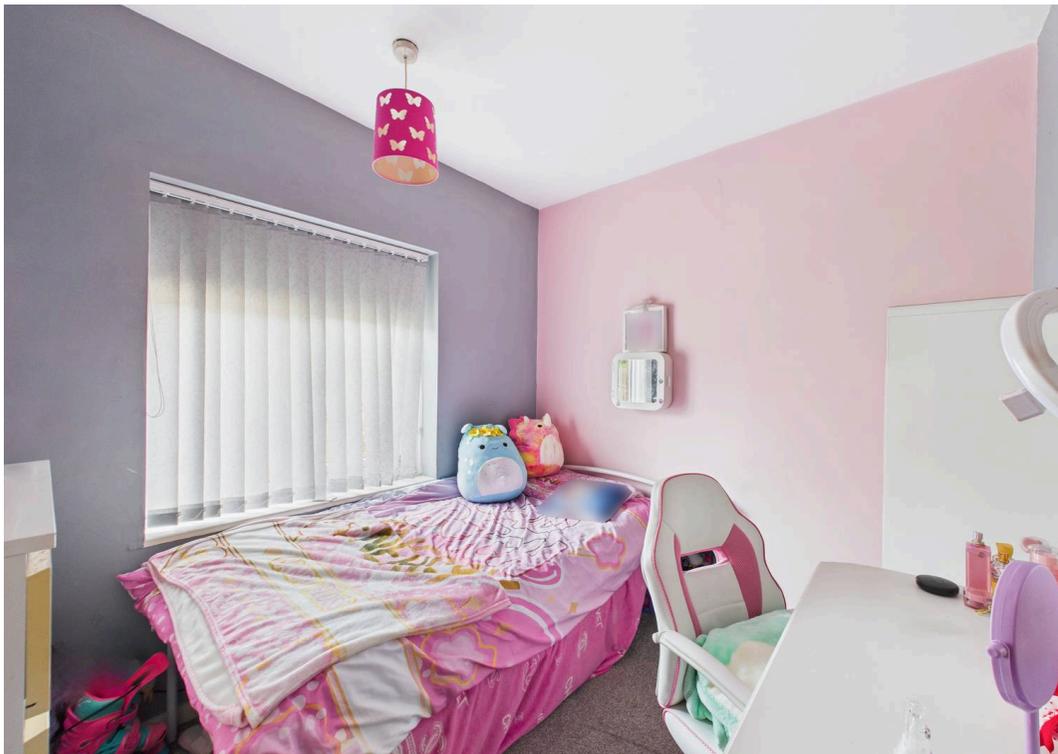
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Generously-proportioned 5 bed semi-detached family home arranged over three floors
- Located within easy walking distance of local shops, schools and bus links with the City Hospital close by
- Useful entrance porch, stylish hallway, downstairs WC and underfloor heating across the ground level
- Superb open-plan living space with a large lounge area enjoying dual aspect windows
- Stunning shaker-style kitchen finished with Quartz worktops and centred around an impressive island alongside a range of integrated appliances
- Four bedrooms on the first floor (spacious main double bedroom with separate walk-in wardrobe)
- Generously-sized fifth double bedroom on the second floor with dedicated wardrobe storage area
- Modern fully tiled white bathroom suite with electric shower over the bath

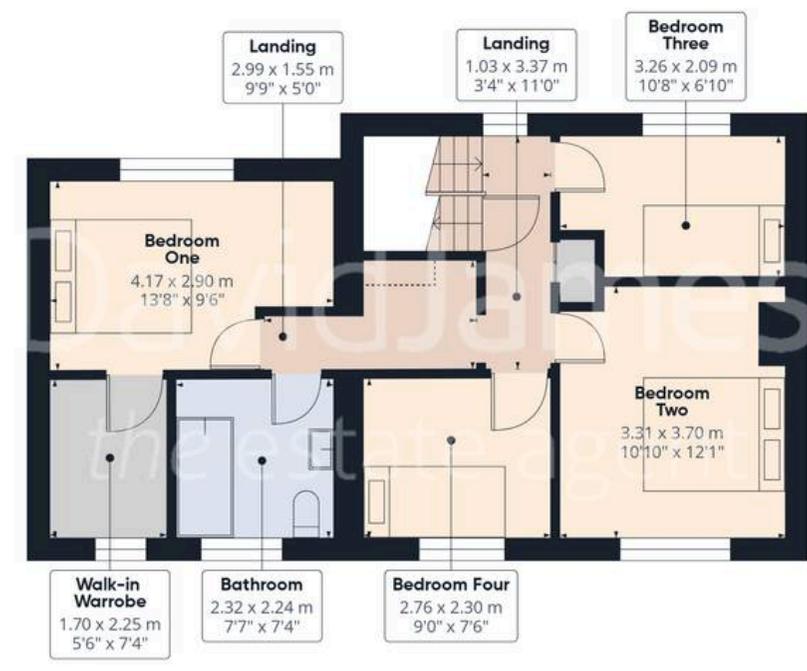




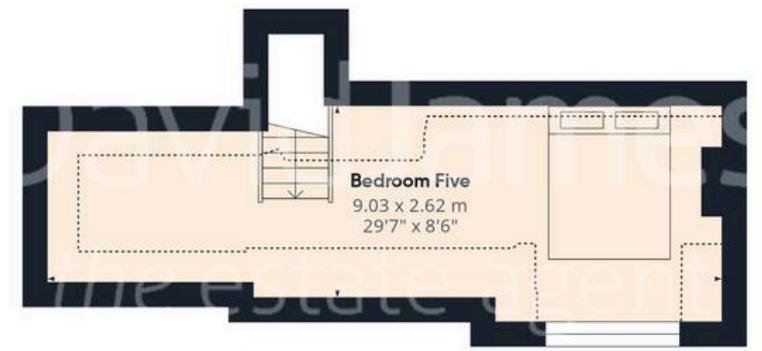




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾
136.9 m²
1473 ft²

Reduced headroom
8.6 m²
92 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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