



**92 Surgeys Lane, Arnold – NG5 8EY**

Guide Price **£270,000**

**DavidJames**  
the estate agent



## 92 Surgeys Lane

Arnold, Nottingham

**PERFECT FOR FAMILY LIVING!** Well-presented semi-detached home with Arnold's amenities & bus links close by, with stylish open-plan dining kitchen alongside 3 beds, lounge and a southerly-facing garden!

Council Tax band: B

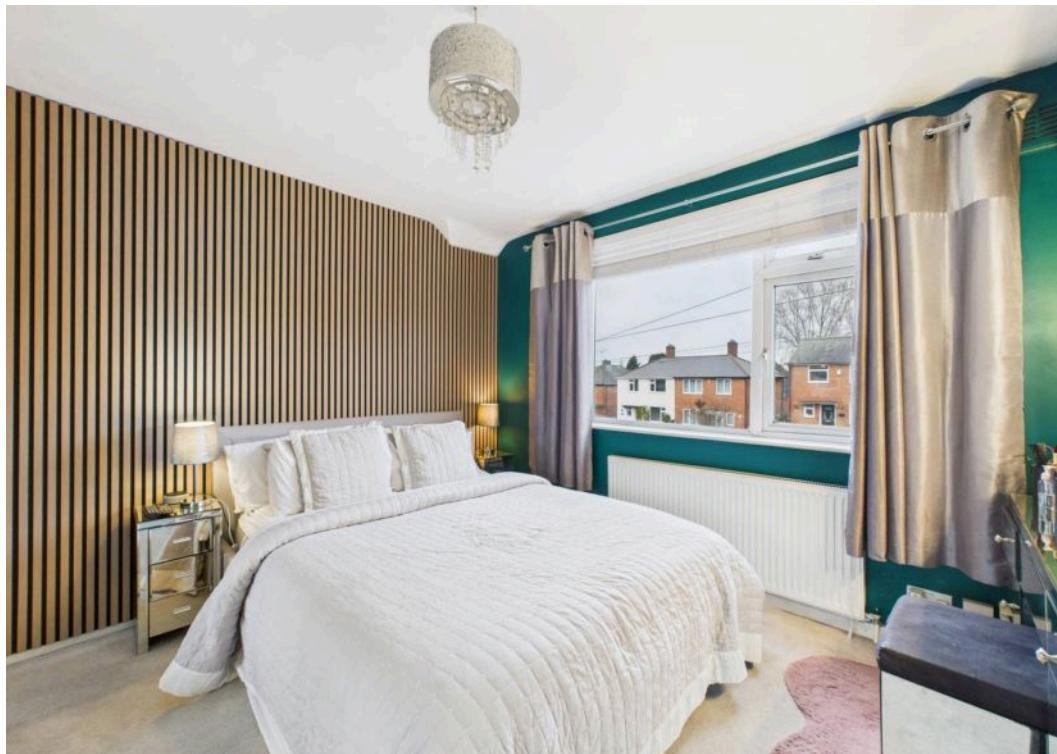
Tenure: Freehold

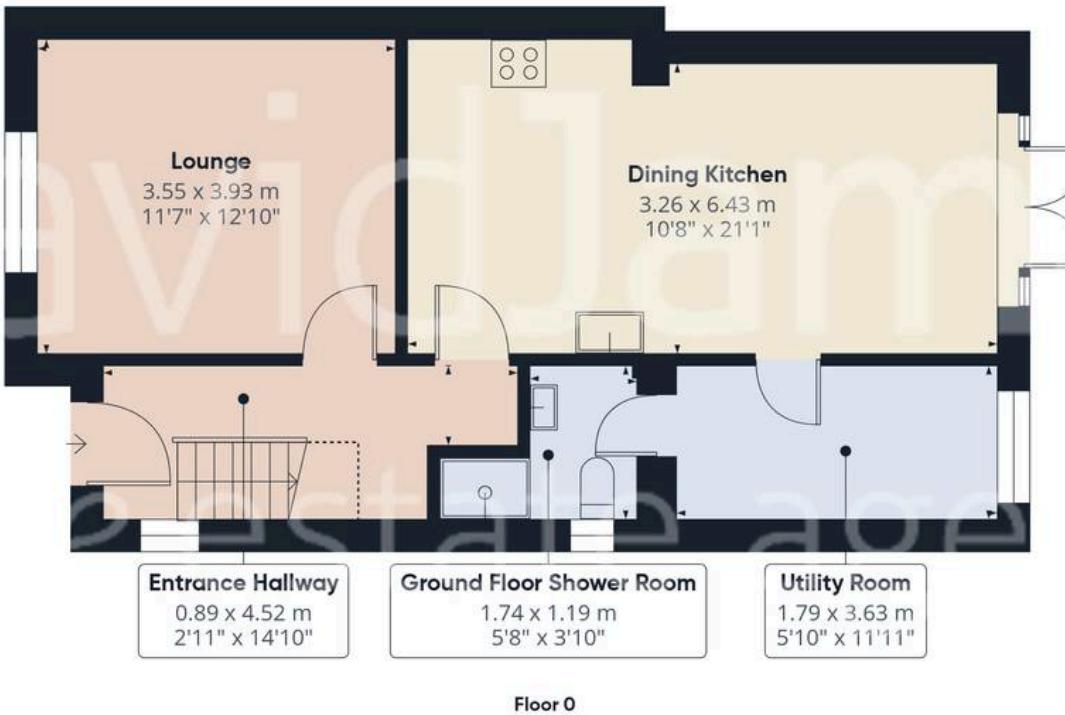
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Well-presented traditional semi-detached home
- Great position with Arnold's extensive amenities and bus services close by
- Beautifully presented lounge with feature wood panelled walls
- Lovely open-plan dining kitchen with shaker style units and breakfast bar
- Dining area with rooflight and French doors offering views over the rear garden
- Additional large utility/storage room and separate ground floor shower room
- Three bedrooms (main bedroom with fitted sliding door wardrobes)
- Modern three-piece bathroom suite with mains shower over the bath
- Southerly-facing rear garden with decking, artificial lawn and patio
- Space for parking two vehicles (subject to a dropped kerb)







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

84.2 m<sup>2</sup>  
907 ft<sup>2</sup>

Reduced headroom  
1.2 m<sup>2</sup>  
13 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

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