



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

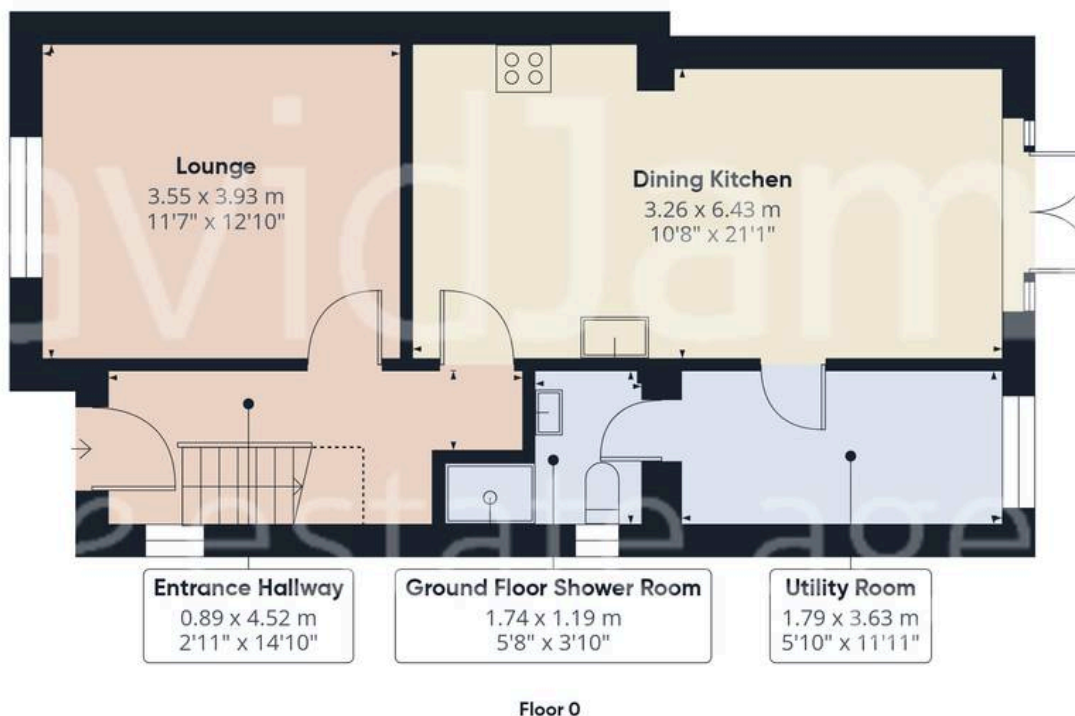
EPC Environmental Impact Rating: E

- 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)









Approximate total area⁽¹⁾

84.2 m²

907 ft²

Reduced headroom

1.2 m²

13 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.

GIRAFFE360





David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.