



50 Ravenswood Road, Arnold – NG5 7FQ

Guide Price **£250,000 – £260,000**





50 Ravenswood Road

Arnold, Nottingham

GUIDE PRICE £250,000–£260,000 Delightful 3 bed semi-detached close to Arnold amenities. Ideal for first time buyers or families with large lounge, dining kitchen, driveway & southerly-facing garden!

Council Tax band: B

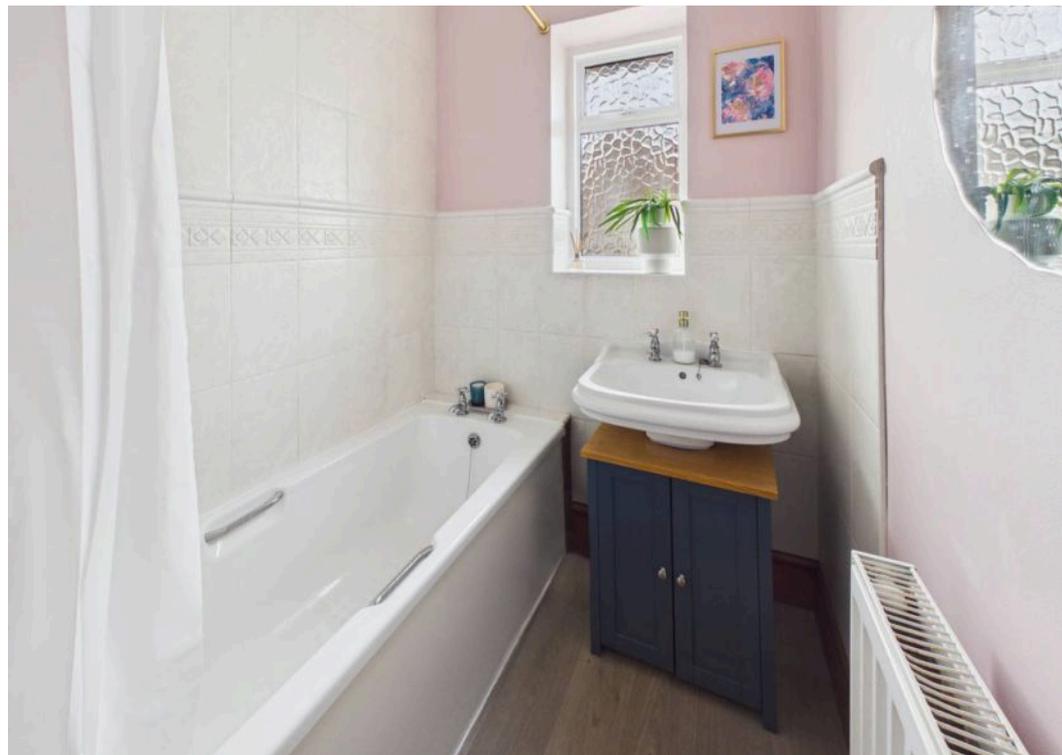
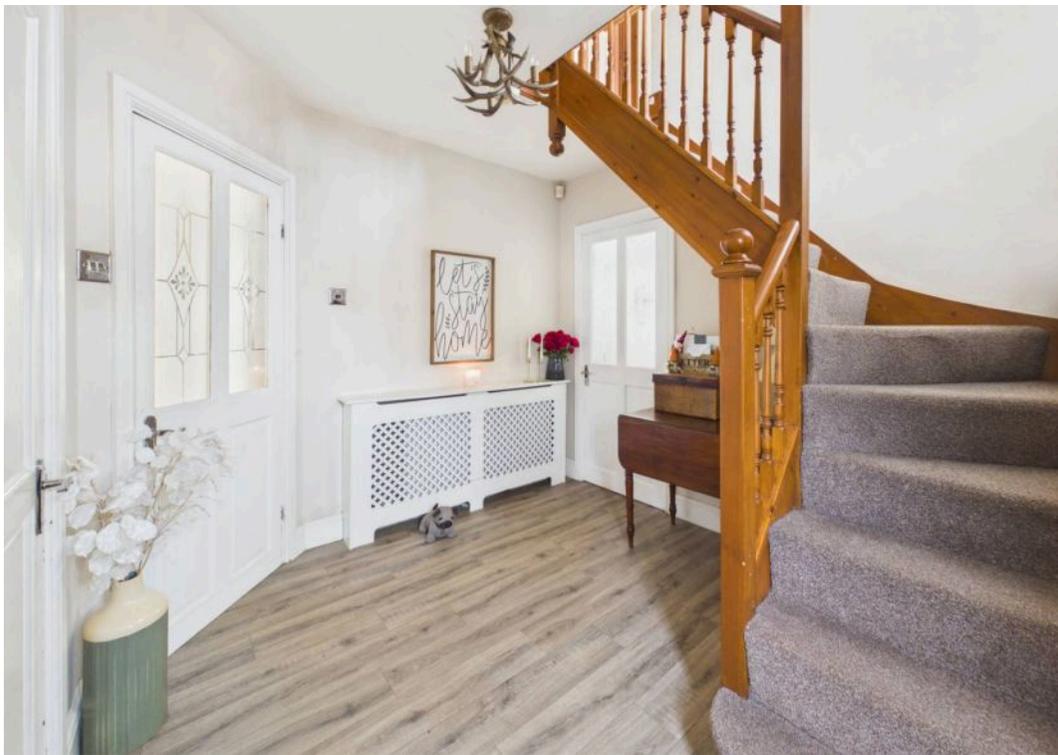
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

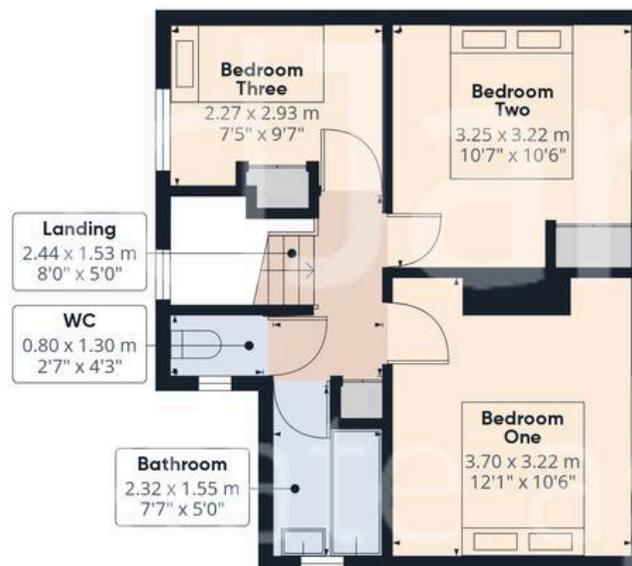
- Superb semi-detached home perfect for first time buyers or a growing family
- Great location with Arnold's extensive shops, supermarkets and bus links close by
- Spacious and beautifully presented entrance hallway with cloakroom cupboard
- Wonderfully bright and inviting lounge enhanced by dual aspect windows
- Delightful dining kitchen fitted with fitted units and space for a dining table and chairs
- Three well-presented bedrooms
- Traditional two-piece bathroom suite with separate WC for added convenience
- Additional outbuilding currently utilised as utility /storage with potential for conversion
- Double width driveway providing ample off-street parking
- Good-size southerly-facing rear garden with patio area and lawn







Floor 0



Floor 1



Approximate total area⁽¹⁾

85.9 m²

923 ft²

Reduced headroom

0.2 m²

2 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.