



**129 Worrall Avenue, Arnold – NG5 7GL**

Guide Price **£240,000**





## 129 Worrall Avenue

Arnold, Nottingham

Well-presented 3 bed semi-detached home close to Arnold's amenities and schools! Lounge, breakfast kitchen, modern bathroom, summerhouse and driveway. Ideal for growing families and first-time buyers!

Council Tax band: A

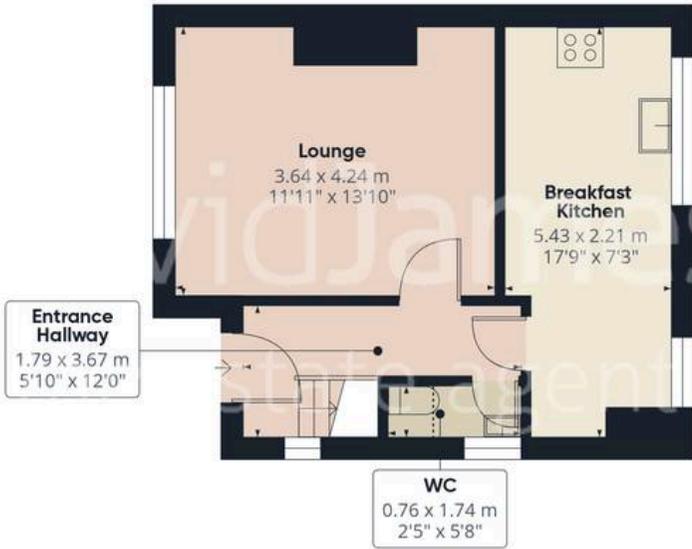
Tenure: Freehold

- Well-presented semi-detached home in a prime Arnold location
- Walking distance to shops, schools and excellent transport links
- Entrance hallway with wood-effect flooring and fitted security alarm system
- Front lounge features stylish wood-effect flooring and electric focal-point fire
- Spacious breakfast kitchen featuring a range of units, Belfast sink and timber worktops
- Three well-proportioned bedrooms (versatile third bedroom currently used as a dressing room)
- Modern bathroom with contemporary suite and ground floor WC for added convenience
- Generous rear garden with patio, lawn and a superb garden room/summer house
- Set back from road with a generous gravel driveway for multiple vehicles
- Refitted roof for added peace of mind









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

73 m<sup>2</sup>

785 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>

4 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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