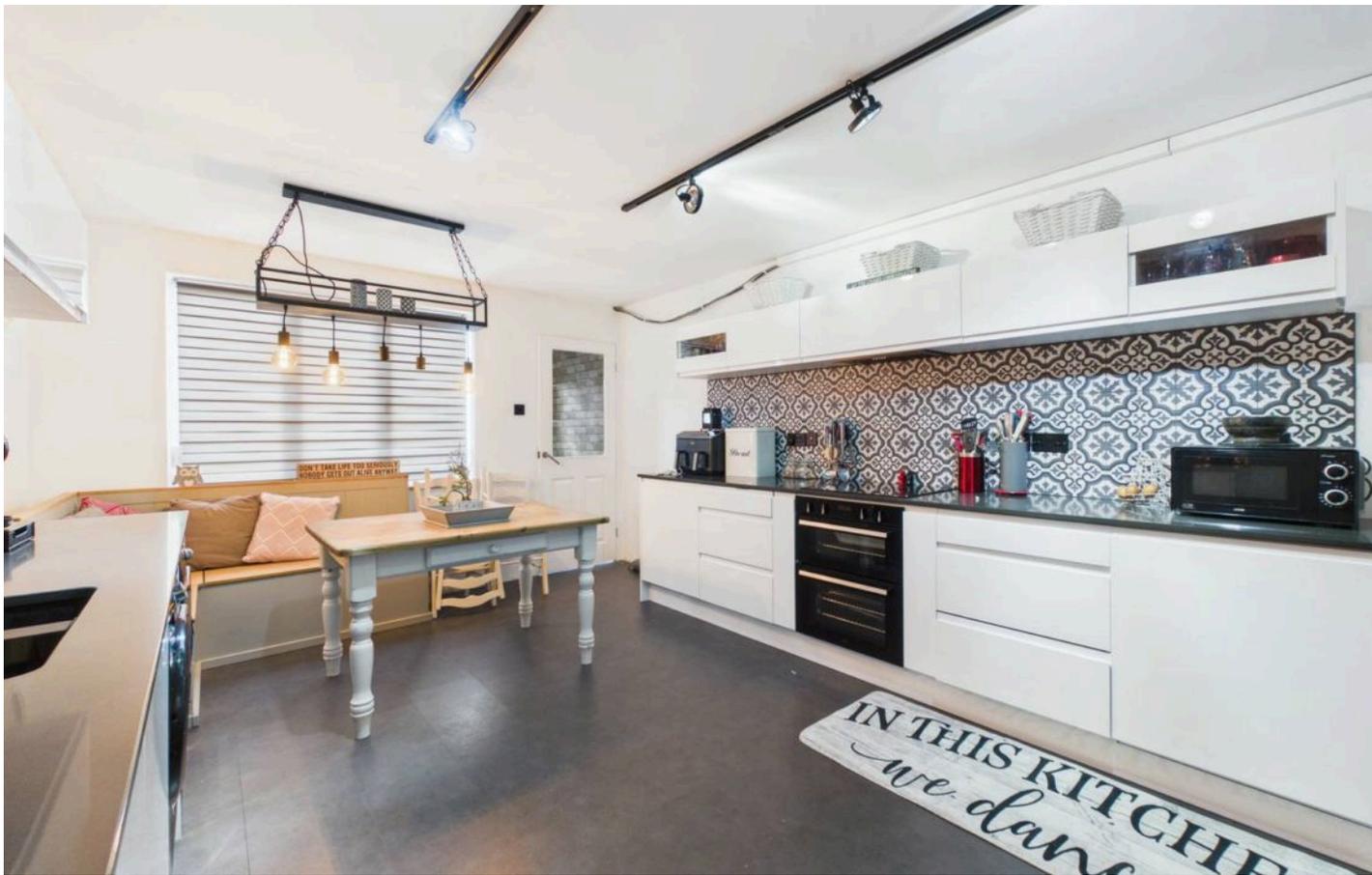




22 Furlong Street, Arnold – NG5 7AE

Guide Price **£200,000**





22 Furlong Street

Arnold, Nottingham

Stylish 2 bed semi-detached home a short walk from Arnold's amenities with a modern kitchen, lounge, updated bathroom, low-maintenance gardens, parking and a garage. Great nearby transport links!

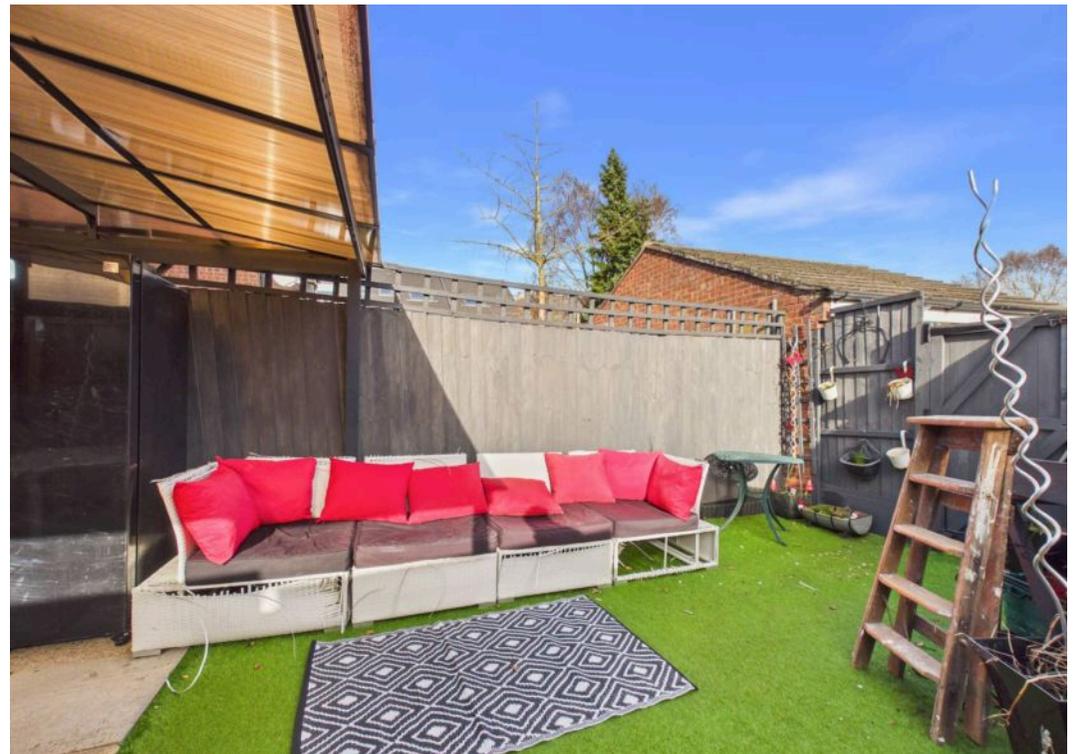
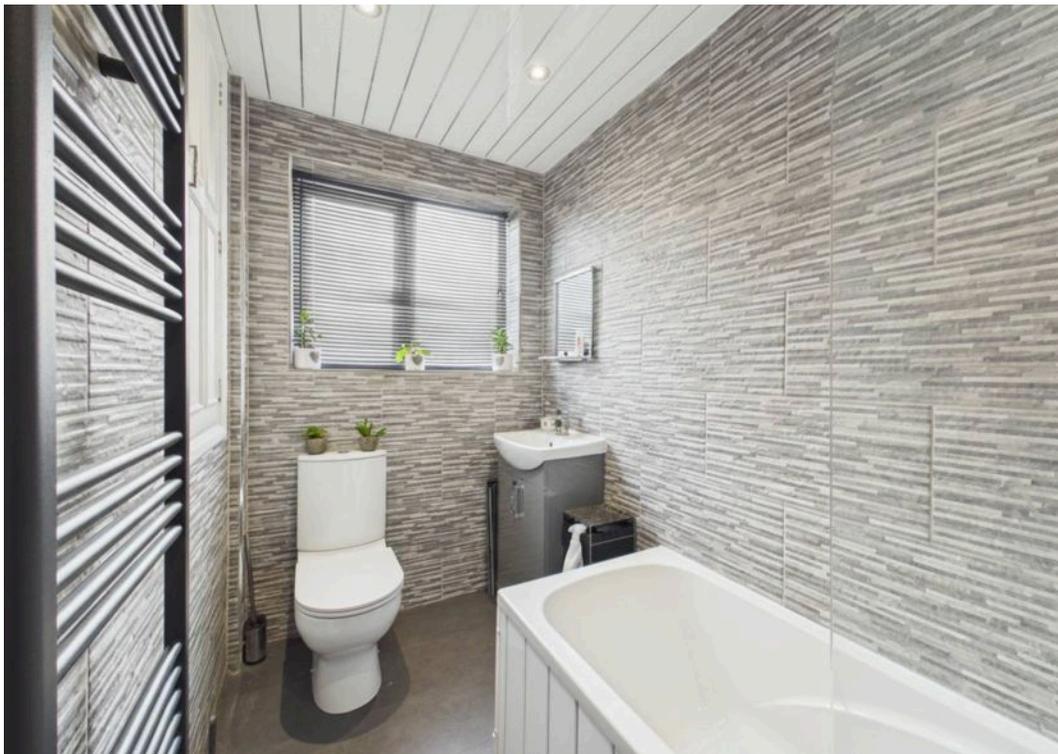
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Stylish semi-detached home with modern upgrades throughout
- Conveniently located just a short walk from Arnold's shops, schools and transport links
- Ideal for first-time buyers, professionals and downsizers
- Bright and contemporary dining kitchen with high-gloss units, quartz worktops and integrated appliances
- Comfortable lounge with direct garden access
- Two well-proportioned double bedrooms
- First floor modern bathroom with a three-piece white suite
- Enclosed rear garden with artificial lawn and feature seating area
- Low-maintenance front garden with lawn, picket fence and planting
- Garage with parking space to the rear of the property





Floor 0



Floor 1

Approximate total area⁽¹⁾

59.4 m²
639 ft²

Reduced headroom

0.9 m²
10 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.