



**20 West Street, Arnold – NG5 7DD**

Guide Price **£210,000**





## 20 West Street

Arnold, Nottingham

Well-presented 3-bed mid-terrace with no upward chain! Bright living spaces, low-maintenance garden and a convenient location near Arnold's excellent amenities, supermarkets and transport links!

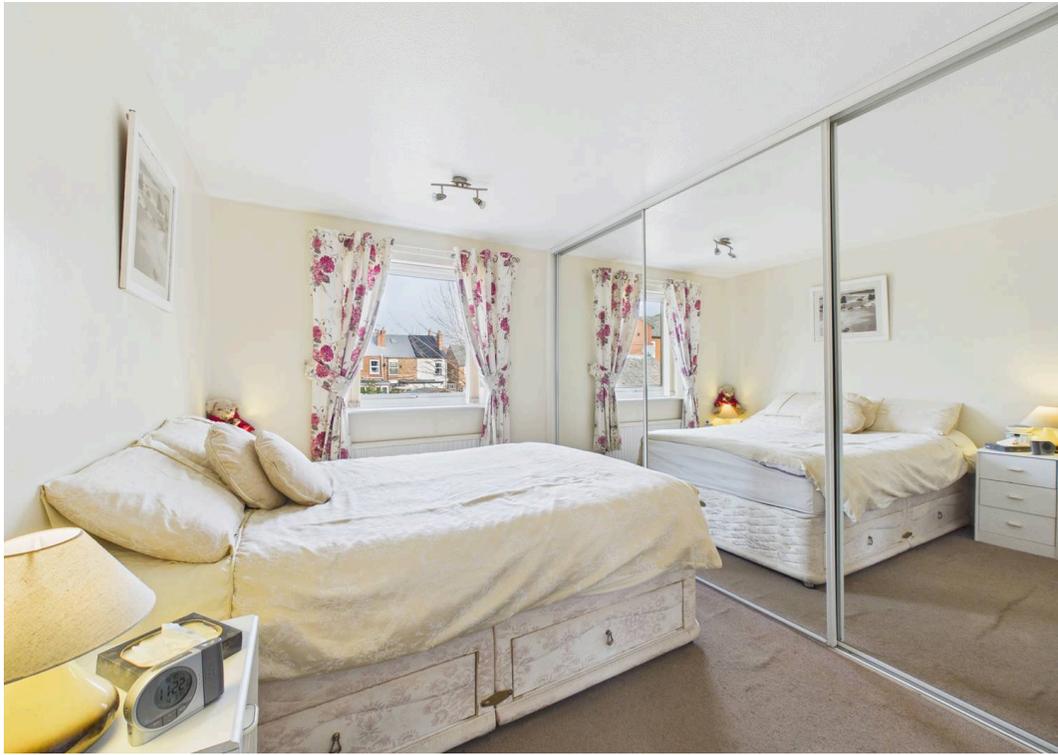
Council Tax band: B

Tenure: Freehold

- Mid-terrace home available with no upward chain
- Within walking distance of Arnold's excellent nearby amenities and supermarkets
- Close to frequent bus services to Nottingham City Centre and the surrounding areas
- Ideal for a variety of buyers including growing families and first-time purchasers
- Front-facing kitchen with wood-effect units and integrated appliances
- Bright and spacious L-shaped lounge/dining room with rear garden access
- Three bedrooms (including two double bedrooms with full-length fitted wardrobes)
- Family bathroom with three-piece suite and a ground floor WC
- Rear courtyard-style garden with paving, raised decking and privacy fencing
- Parking for residents at the rear









Floor 0



Floor 1



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

75.3 m<sup>2</sup>  
810 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>  
2 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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