



15 Cavendish Street, Arnold – NG5 7DL

Guide Price **£220,000**

DavidJames
the estate agent



15 Cavendish Street

Arnold, Nottingham

Superb family home with Arnold's amenities conveniently on the doorstep! Offering a lounge/dining room, kitchen, 3 beds and a bathroom plus a fantastic southerly-facing garden, driveway and garage.

Council Tax band: B

Tenure: Freehold

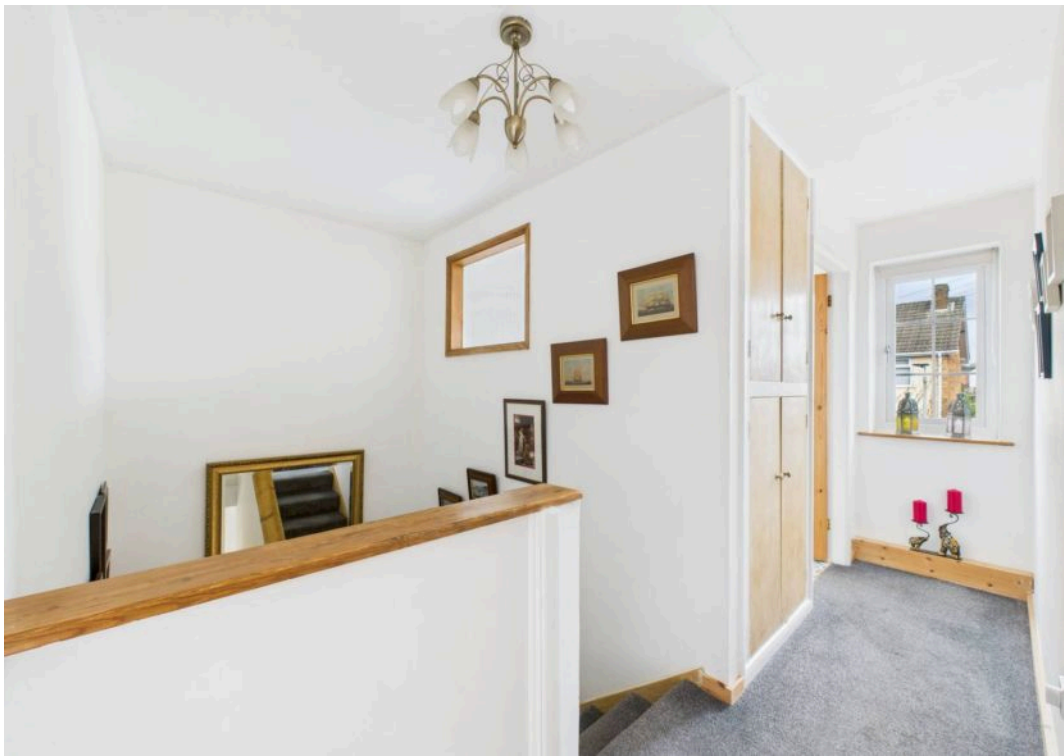
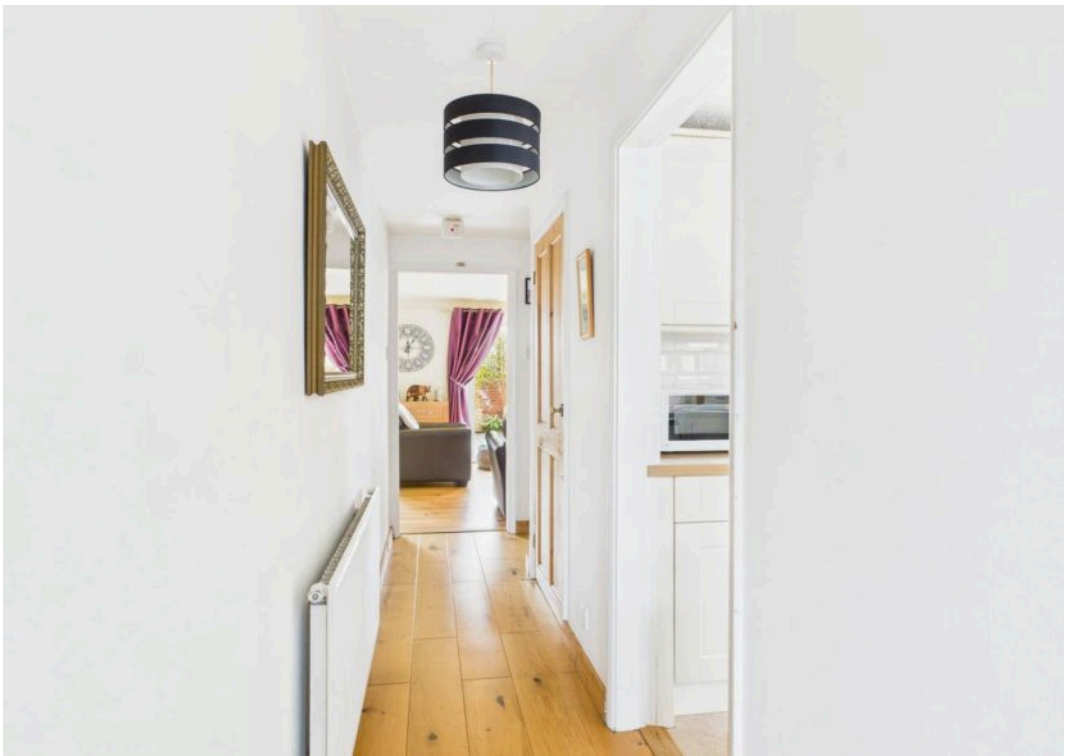
EPC Energy Efficiency Rating: D

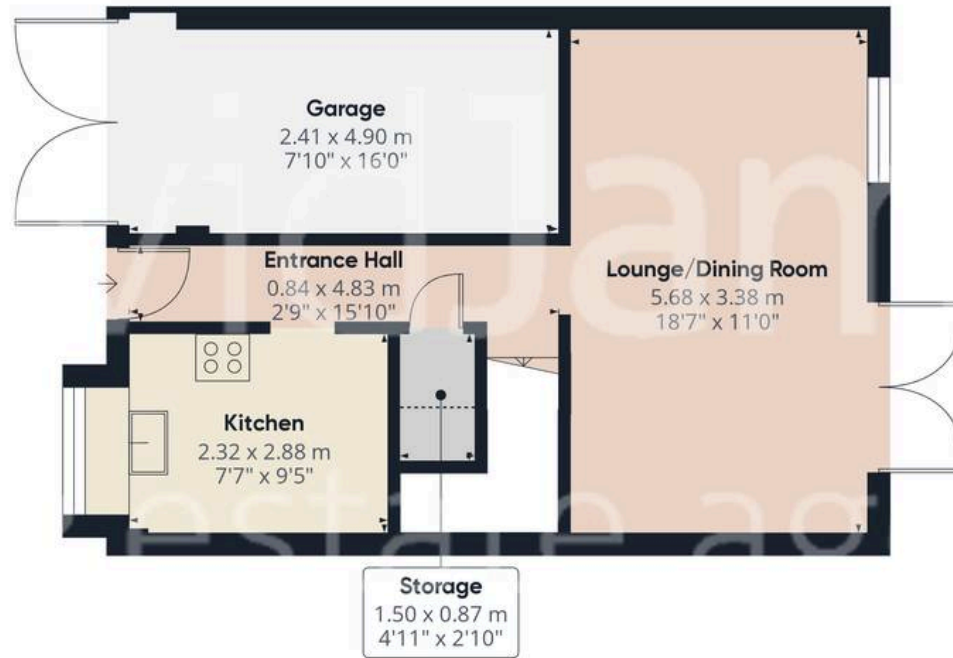
EPC Environmental Impact Rating:

- Well-presented family home
- Arnold's excellent amenities, schools and frequent bus services just a short walk away
- Initial entrance hall with useful storage
- Bright and spacious lounge/dining room with French doors and a feature fireplace
- Fitted modern kitchen with built-in corner storage and an integrated fridge
- Three first floor bedrooms
- First floor family bathroom with a three-piece white suite
- Fantastic, low-maintenance and southerly-facing rear garden
- Driveway to the front provides convenient off-street parking
- Useful garage with power and lighting









Floor 0

Approximate total area⁽¹⁾

84.17 m²

906.02 ft²

Reduced headroom

0.49 m²

5.22 ft²



Floor 1

(1) Excluding balconies and terraces

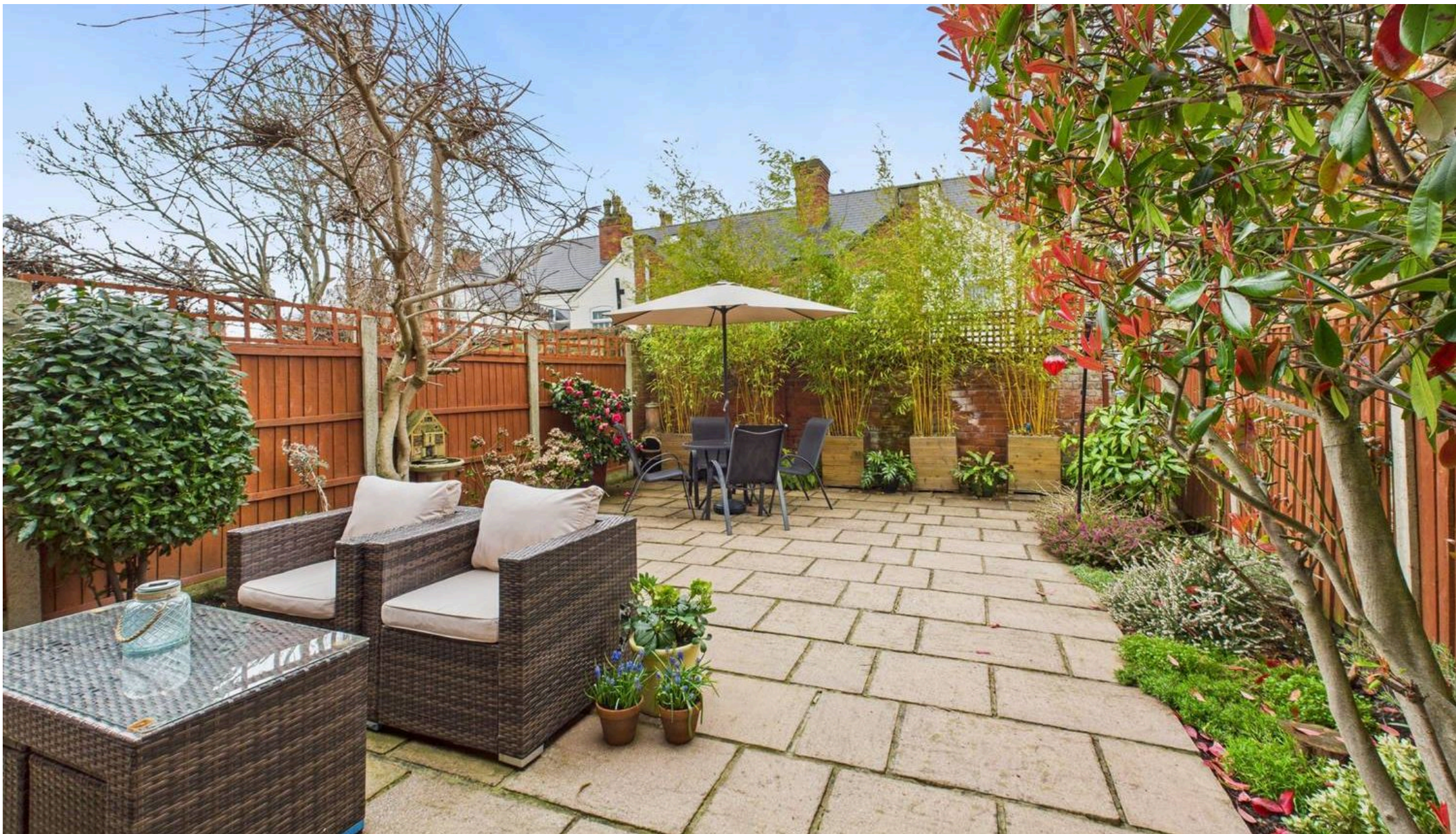
Reduced headroom

..... Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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