



120 Surgeys Lane, Arnold – NG5 8EY

Guide Price **£260,000**

DavidJames
the estate agent



120 Surgeys Lane

Arnold, Nottingham

Superb 3 bedroom extended semi-detached house close to Arnold's amenities! Spacious lounge, good-sized dining kitchen, utility, 3-piece bathroom, large southerly-facing garden and off-street parking

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Superb extended semi-detached house with no chain
- Highly sought-after area with popular schools within walking distance
- A short walk from Arnold's excellent amenities and frequent bus services
- Bright and spacious lounge with feature fireplace
- Beautiful modern dining kitchen with views over the rear garden
- Separate large utility
- Three first floor bedrooms
- Stunning three-piece bathroom with vanity basin and roll top freestanding bath
- Good-sized southerly facing rear garden with patio area
- Off street parking for two vehicles







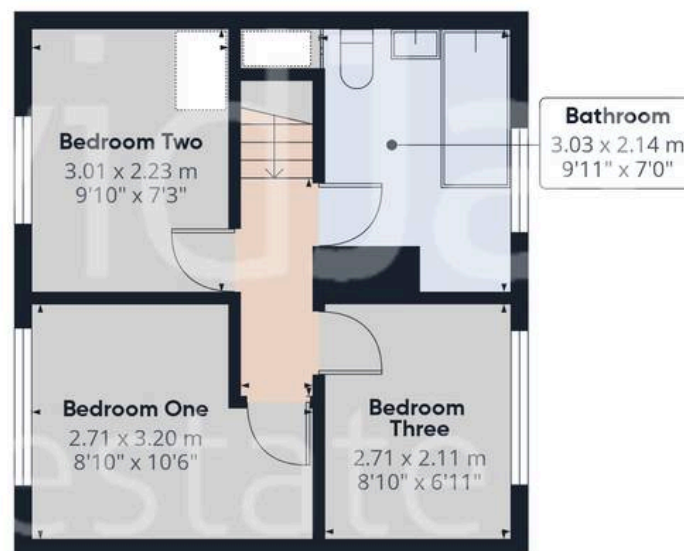


Floor 0

Approximate total area⁽¹⁾

73.5 m²

791 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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