



23 Brookfield Road, Arnold – NG5 7ER

Guide Price **£180,000**

DavidJames
the estate agent



23 Brookfield Road

Arnold, Nottingham

Beautifully-presented semi-detached home just a short walk from Arnold's nearby amenities and buses! Offering an inviting lounge, superb modern kitchen and a contemporary shower room plus garden!

Council Tax band: A

Tenure: Freehold

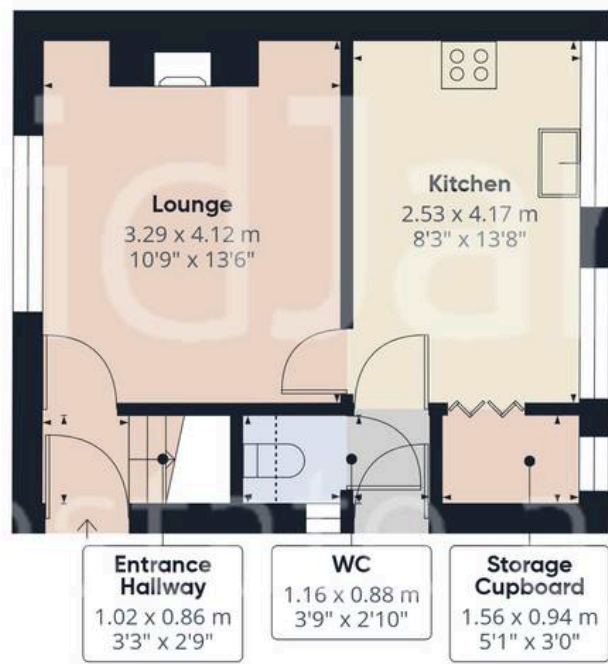
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented semi-detached home
- Within walking distance of Arnold's nearby shops and supermarkets, bars and restaurants as well as frequent bus services
- Ideal for first-time buyers, downsizers or professionals alike
- Bright and generously-sized lounge featuring a decorative fireplace
- Superb modern kitchen with timber-effect worktops and integrated cooking appliances
- Downstairs WC for added convenience
- Two well-proportioned and carpeted bedrooms (main room with in-built wardrobe storage)
- Contemporary walk-in shower room with quality fixtures
- Private rear garden with a well-maintained lawn, full boundary fencing and a paved patio seating area
- Hard landscaped front garden with private side entrance access







Floor 0



Floor 1

Approximate total area⁽¹⁾
55.5 m²
598 ft²

Reduced headroom
0.3 m²
3 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.



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