



22 James Street, Arnold – NG5 7BE

Guide Price **£160,000**

DavidJames
the estate agent



22 James Street

Arnold, Nottingham

Superb 2-bed end terrace near Arnold's amenities and bus links – offered with no chain! Tastefully presented with lounge, dining room, modern kitchen and garden. Ideal first-time buy or investment!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Well-presented end terrace house
- Offered to the market with no upward chain
- Ideally positioned just a short walk from Arnold's nearby amenities, schools and frequent bus services
- An ideal first-time buy or investment purchase
- Bright front-facing lounge
- Separate dining room with fitted units
- Modern kitchen with space for freestanding appliances
- Two first floor well-proportioned bedrooms
- First floor modern bathroom with a three-piece white suite and over-bath shower
- Lawned rear garden with a useful brick bin-store open outbuilding (plus a further gated area to the rear providing potential for multi-vehicle parking)







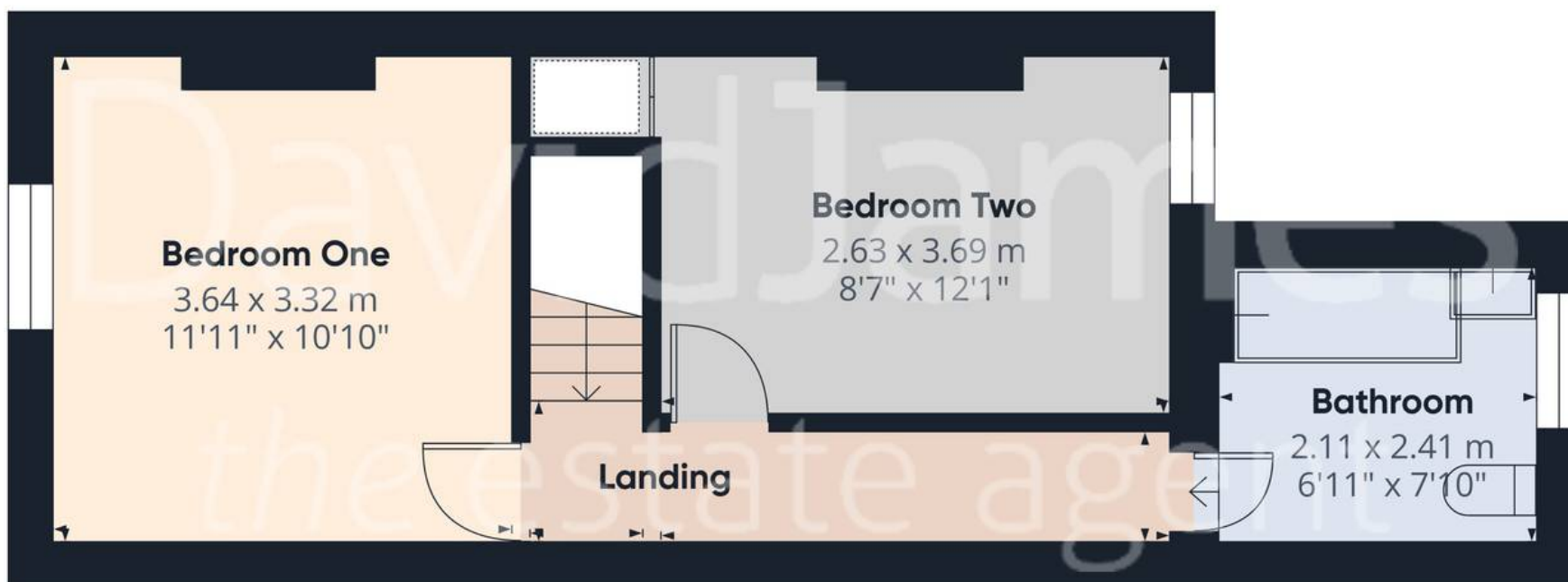


Floor 0

Approximate total area⁽¹⁾

66.2 m²

714 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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