



**9 Furlong Street, Arnold – NG5 7AA**

Guide Price **£200,000**

**DavidJames**  
the estate agent





## 9 Furlong Street

Arnold, Nottingham

NO CHAIN! Well-presented 3-storey end terrace home within walking distance of Arnold's amenities and bus links. Featuring a stylish open-plan dining/kitchen, three double bedrooms and modern bathroom.

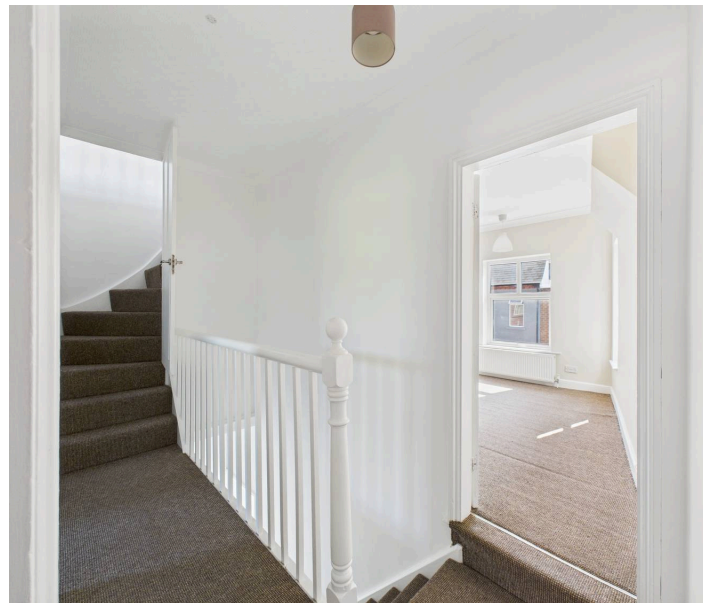
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented three-storey end-terrace, offered to the market with no chain
- Within walking distance of Arnold's shops, supermarkets and frequent bus services
- Neutrally decorated, perfect for first-time buyers or investors
- Bright and airy lounge with wood-effect flooring flowing through to the dining/kitchen
- Open-plan dining/kitchen with modern grey kitchen units, breakfast bar, integrated cooking appliances and fridge/freezer
- Three good-sized double bedrooms over two floors (main bedroom with dual aspect windows)
- Stylish modern bathroom with a white three-piece suite and vanity basin with storage
- Gas central heating with combination boiler
- Two practical cellar rooms (used as a utility and storage room)
- Low maintenance, hard landscaped rear garden, perfect for relaxing or entertaining

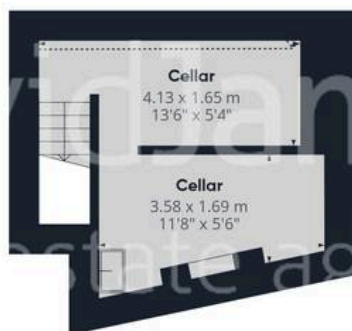




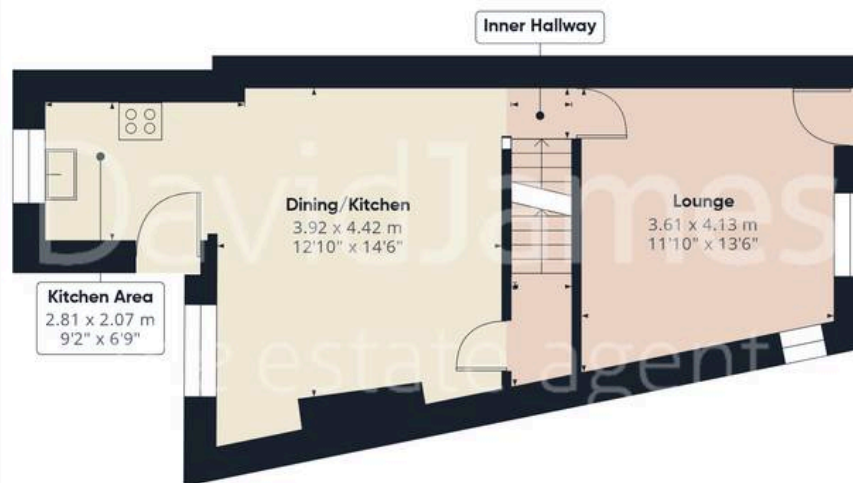








Floor -1



Floor 0



Floor 1



Floor 2

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

90.2 m<sup>2</sup>

972 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>

12 ft<sup>2</sup>

(1) Excluding balconies and terraces

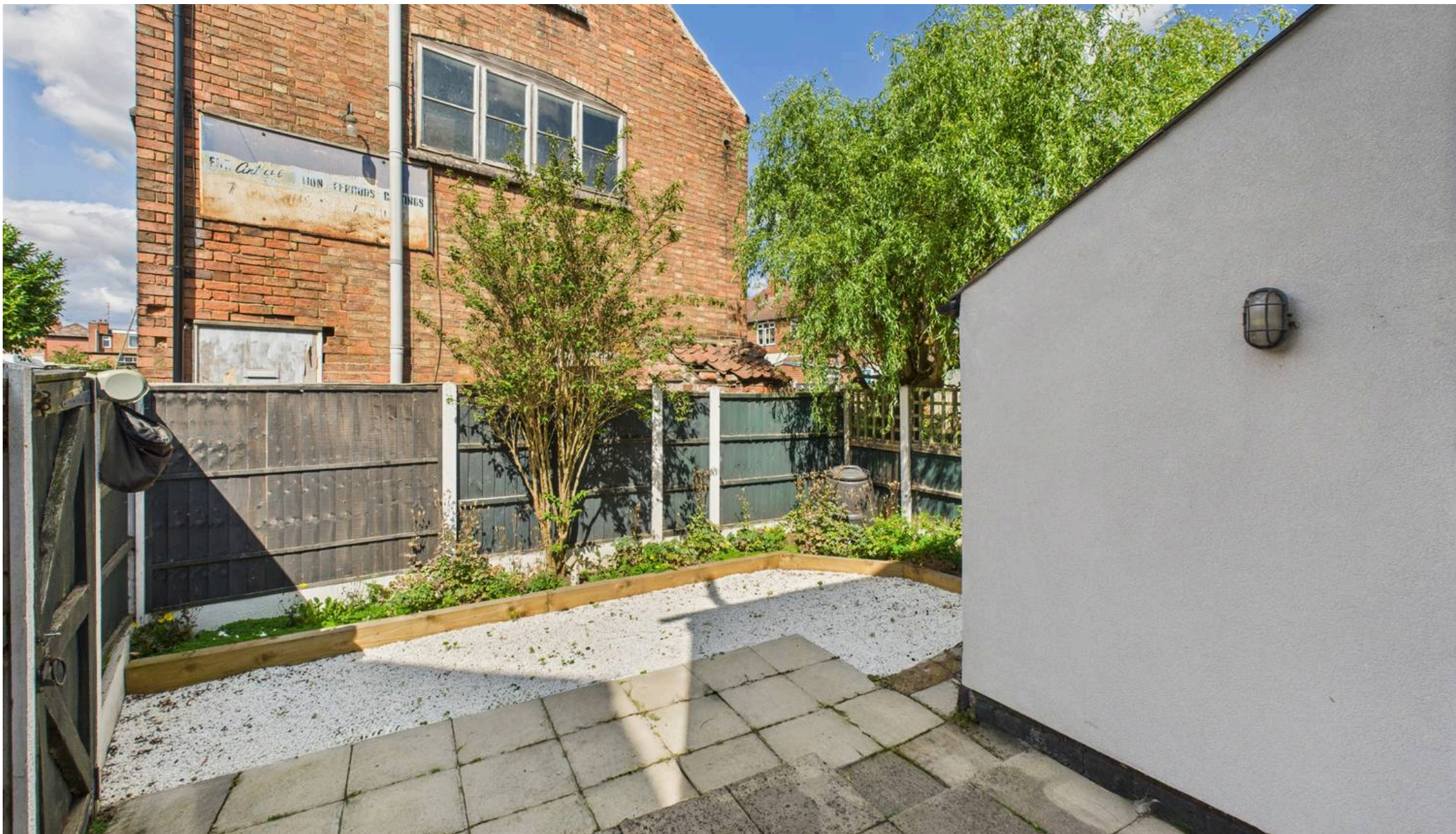
Reduced headroom

..... 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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