



55 West Street, Arnold – NG5 7DB

Guide Price **£190,000**

DavidJames
the estate agent



55 West Street

Arnold, Nottingham

Stylish & immaculately-presented 2 bed mid-terrace within walking distance of Arnold's amenities & buses! Featuring a lounge with separate dining room, modern kitchen & southerly-facing rear garden!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

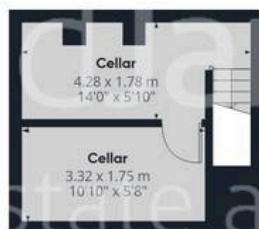
EPC Environmental Impact Rating: D

- Immaculately presented mid-terrace house
- Excellent location within walking distance of Arnold's amenities
- Stylish lounge with herringbone wood-effect flooring
- Separate bright and spacious dining room
- Inner hallway with access to the cellar for useful storage
- Stunning modern kitchen with dark grey Matt kitchen units
- Modern three-piece bathroom suite
- Two bright and spacious double bedrooms (both with feature fireplaces)
- Gas central heating with combination boiler
- Southerly-facing rear garden with patio area and lawn, perfect for entertaining









Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾

58.9 m²

634 ft²

(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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