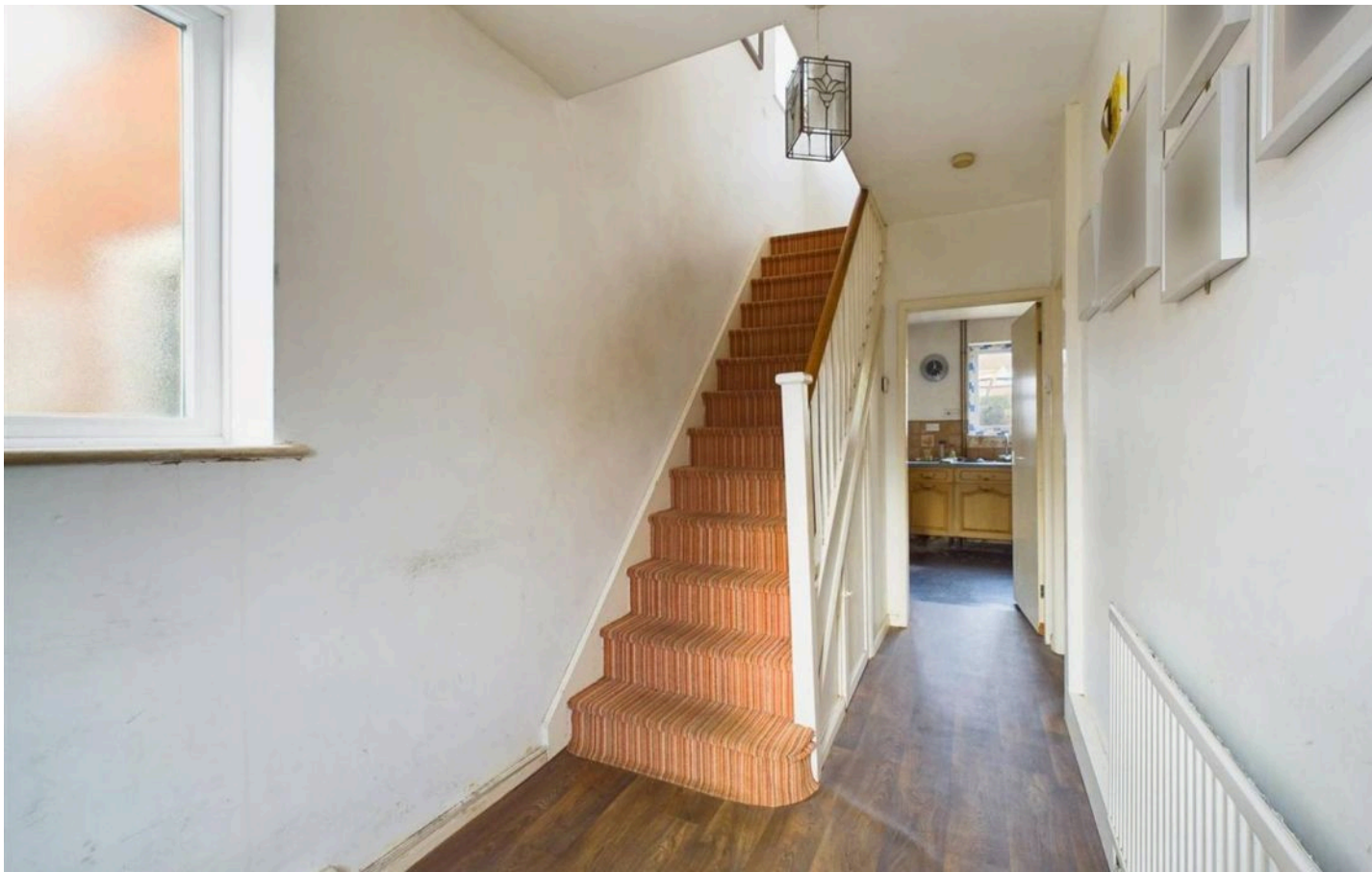




3 Rookery Gardens, Arnold – NG5 7FX

Guide Price £210,000

DavidJames
the estate agent



3 Rookery Gardens

Arnold, Nottingham

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

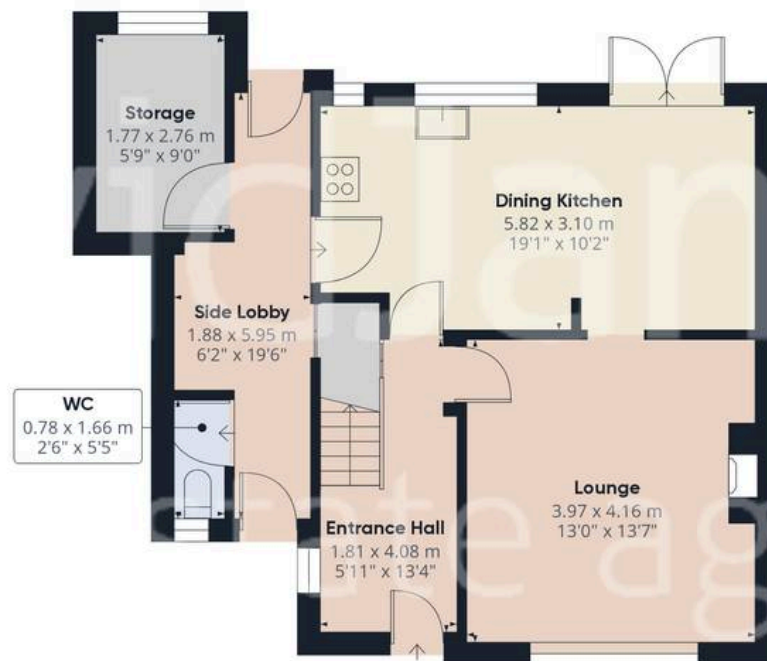
EPC Environmental Impact Rating: C

- Semi-detached house
- Good-sized lounge
- Dining kitchen with French doors
- Bathroom with three-piece suite
- Enclosed lawned rear garden
- Driveway with gates providing off-street parking
- Significant potential for personalisation
- A short walk from Arnold Town Centre's amenities









Floor 0

Approximate total area⁽¹⁾

97.3 m²

1047.29 ft²



Floor 1

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.