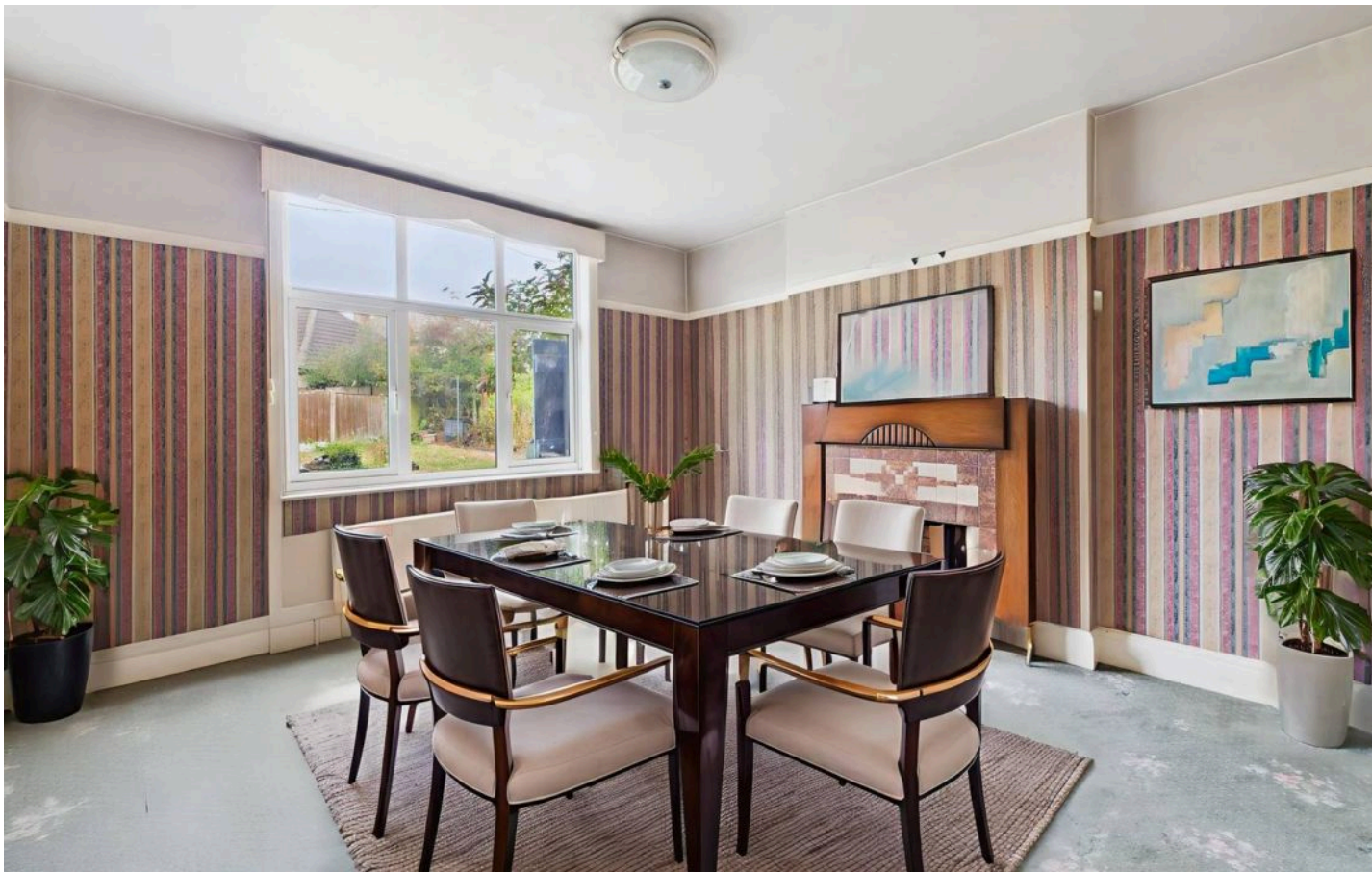




1 Arnot Hill Road, Arnold – NG5 6LJ

Guide Price £280,000

DavidJames
the estate agent



1 Arnot Hill Road

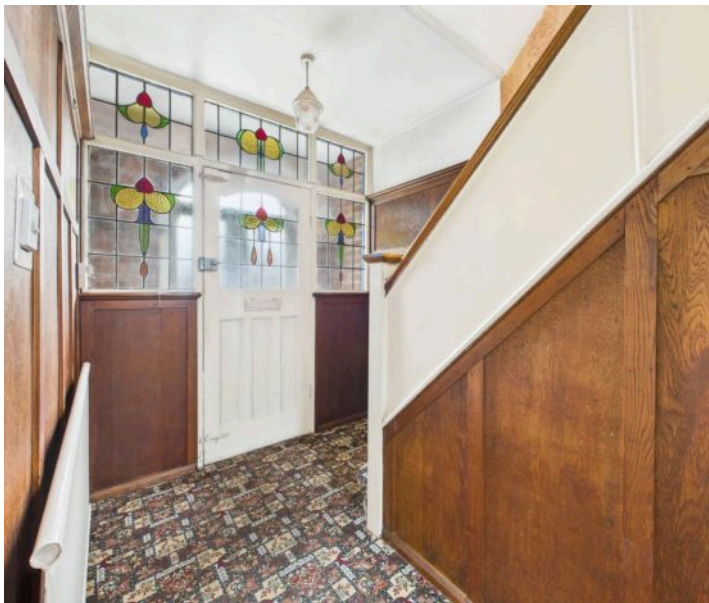
Arnold, Nottingham

Generous 3-bed detached property near Arnold. Family-owned for decades with original features. Large rooms, gardens, garage. Potential for personalisation. No chain.

Council Tax band: C

Tenure: Freehold

- Generous detached family home in a sought-after Arnold location, available with no upward chain
- Original period features throughout
- Bright bay-fronted lounge with decorative stained glass window detail
- Second reception room with feature fireplace and garden outlook
- Three bedrooms including two generous double bedrooms with feature fireplaces, and a third versatile guest room/home office
- Family bathroom and separate WC for added convenience
- Benefiting from basement offering additional storage solutions
- Elevated plot with private driveway, detached garage and front garden
- Lots of room to personalise and add future value
- Walking distance of a number of local amenities and public transport links



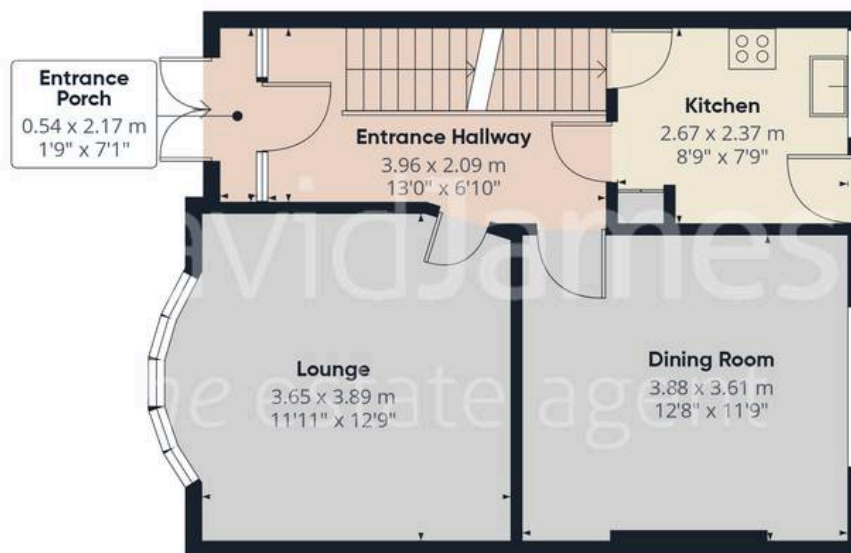




**Basement-
Section Two**
1.22 x 2.13 m
4'0" x 6'11"



Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

111.8 m²

1204 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.

GIRAFFE360



David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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.