



34 Wymondham Close, Arnold – NG5 6PQ

Guide Price **£200,000**

DavidJames
the estate agent



34 Wymondham Close

Arnold, Nottingham

Well-presented end townhouse located in the popular area of Arnold, with stylishly decorated accommodation including two double beds, kitchen/dining room & beautiful south-westerly facing rear garden.

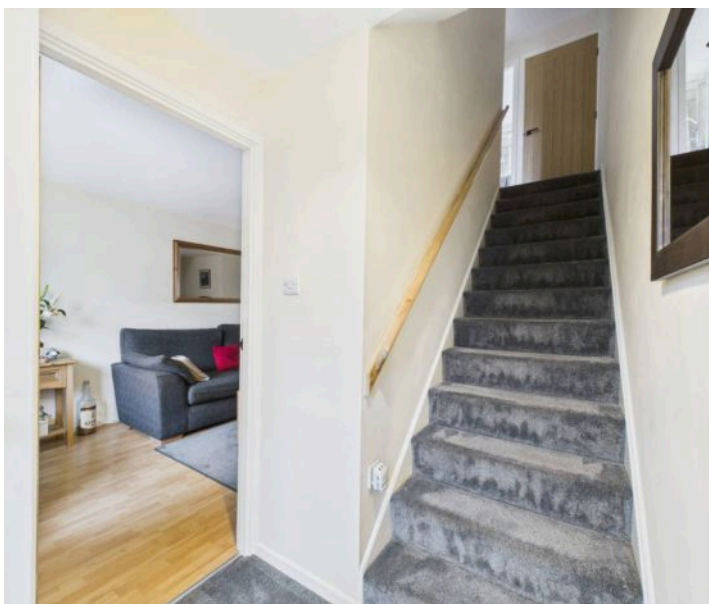
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

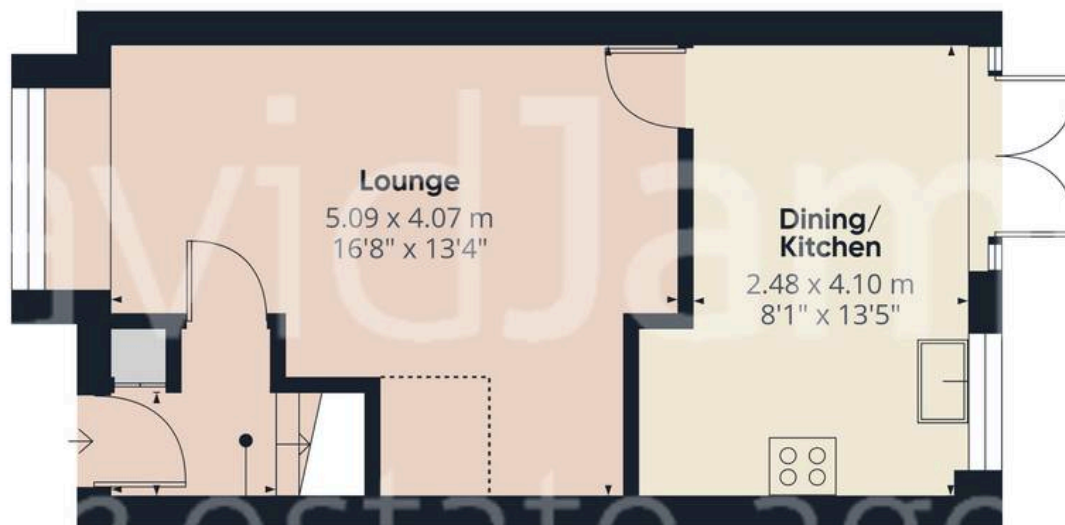
EPC Environmental Impact Rating: C

- Well-presented end townhouse located in a popular area
- Close to Arnold's amenities and frequent bus services
- Stylishly decorated accommodation in move-in condition, ideal for first time buyers or investors
- Bright and spacious lounge with feature bay window and wood-effect flooring
- Modern dining/kitchen with white gloss units, integrated cooking appliances and French doors overlooking the rear garden
- Two good-sized double bedrooms (on the first floor)
- Beautifully presented main bedroom with ample wardrobe storage and decorative lighting
- Modern bathroom suite with a dual-head rainfall shower over the bath and tile effect flooring
- Stunning south-westerly facing rear garden with decked seating area and separate lawn
- Block paved driveway with double gates providing private off-street parking to the rear of the property









Floor 0



Floor 1

Approximate total area⁽¹⁾

60.2 m²

648 ft²

Reduced headroom

0.9 m²

9 ft²

(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.

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