



5 Ladybank Rise, Arnold – NG5 8QG

Guide Price £170,000

DavidJames
the estate agent



5 Ladybank Rise

Arnold, Nottingham

GUIDE PRICE £170,000 – £180,000 2 bed townhouse within easy reach of Arnold's nearby amenities ideal for downsizers, first-time buyers or investors! Lounge, open plan dining kitchen, garden and garage!

Council Tax band: B

Tenure: Freehold

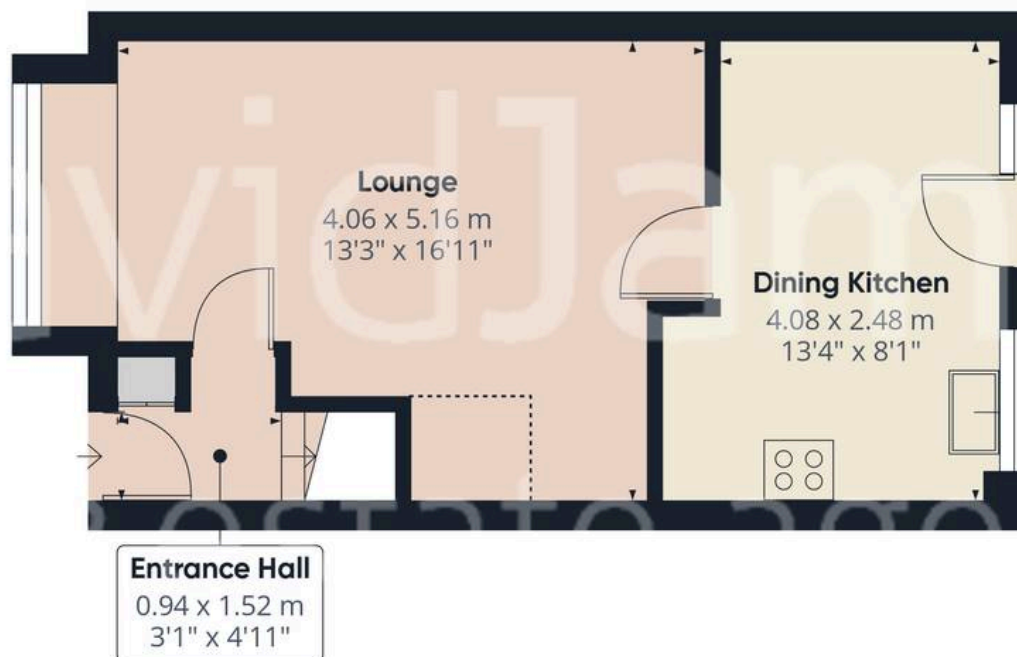
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Mid-townhouse
- Within easy reach of Arnold's local amenities and frequent bus services
- Ideal for first-time buyers, investors or those looking to downsize
- Bright lounge with a feature bow window
- Open plan dining kitchen with integrated cooking appliances
- Two first floor double bedrooms (main bedroom with in-built wardrobe/storage)
- Bathroom with a three-piece suite and over-bath shower
- Low-maintenance enclosed rear garden
- Useful garage to the rear
- Offered to the market with no upward chain







Approximate total area⁽¹⁾

60.2 m²

648 ft²

Reduced headroom

0.9 m²

10 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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