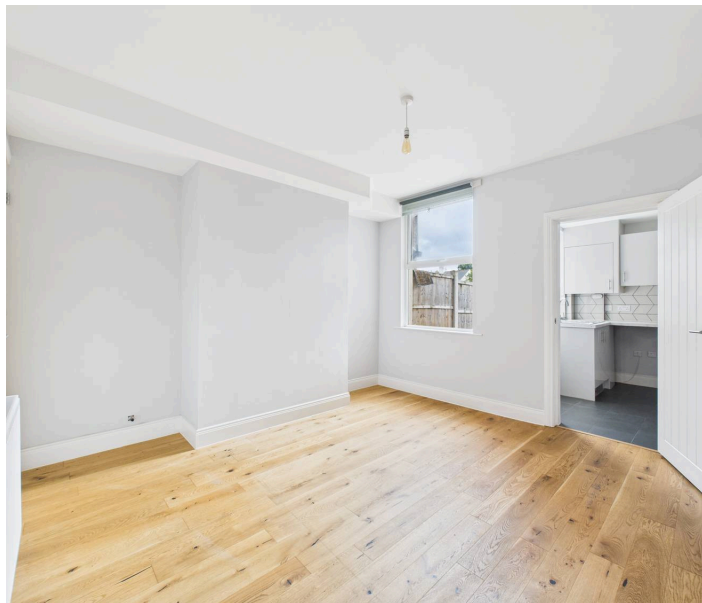




51 Furlong Avenue, Arnold – NG5 7AR

Guide Price **£190,000 – £200,000**

DavidJames
the estate agent



51 Furlong Avenue

Arnold, Nottingham

GUIDE PRICE £190,000-£200,000 Immaculately-presented 3 bed house just a short walk from Arnold's amenities! 2 reception rooms, modern kitchen and a contemporary bathroom alongside a generous garden!

Council Tax band: A

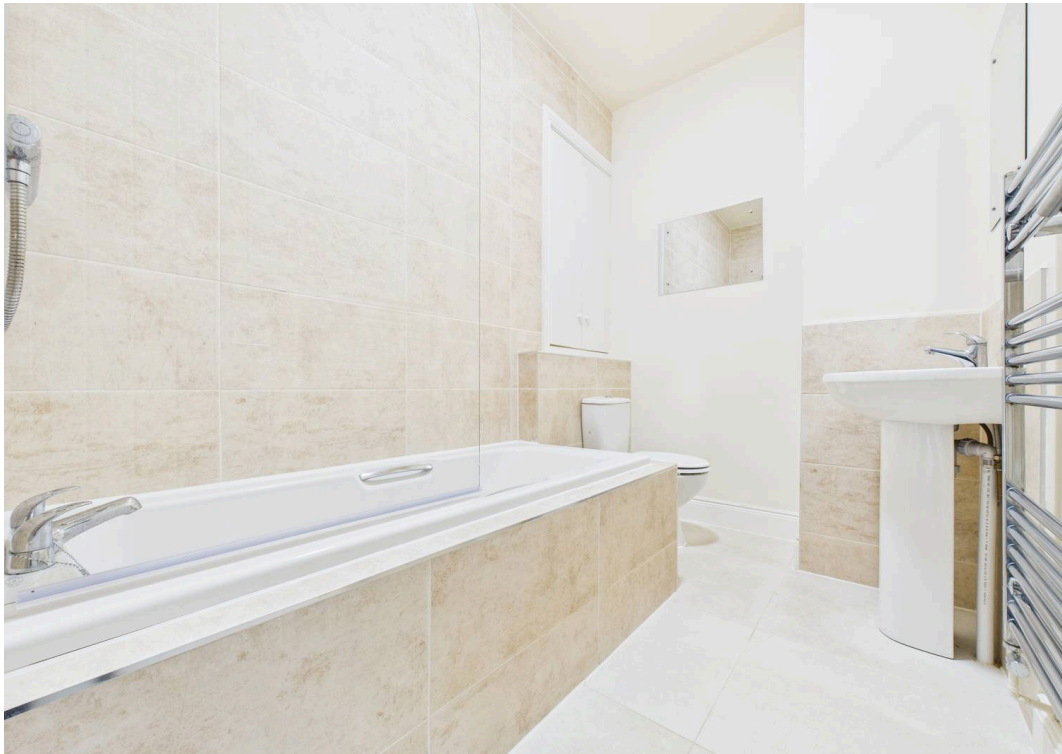
Tenure: Freehold

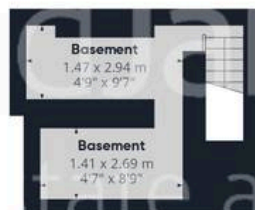
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Immaculately-presented end terrace house
- Offered to the market with no upward chain
- Renovated under the current ownership
- Within easy walking distance of Arnold's excellent shopping amenities and frequent bus services
- Two reception rooms (lounge and separate dining/sitting room)
- Modern fitted kitchen with integrated cooking appliances
- Carpeted and plastered basement with power, lighting and heating
- Three first floor bedrooms
- Contemporary tiled bathroom with a three-piece white suite and over-bath shower
- Generous lawned rear garden with a useful outside store







Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾

69.9 m²

753 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

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@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.