



**414 Arnold Road, Nottingham – NG5 5HL**

Guide Price **£160,000**

**DavidJames**  
the estate agent





## 414 Arnold Road

Nottingham, Nottingham

Semi-detached home with lots of potential – available with no upward chain and ideal for a first-time buyer, investor or growing family seeking easy access to amenities, schools and City Hospital!

Council Tax band: A

Tenure: Freehold

- Semi-detached home with lots of potential
- Offered to the market with no upward chain
- Ideal for first-time buyers, investors and growing families
- Convenient location near schools, public transport links and Nottingham City Hospital
- Well-proportioned lounge with large front-facing window
- Kitchen with fitted units and space for freestanding appliances
- Ground floor shower room with a separate WC
- Three first floor bedrooms
- Gas central heating and UPVC double glazing
- Low-maintenance frontage and a southerly-facing established rear garden

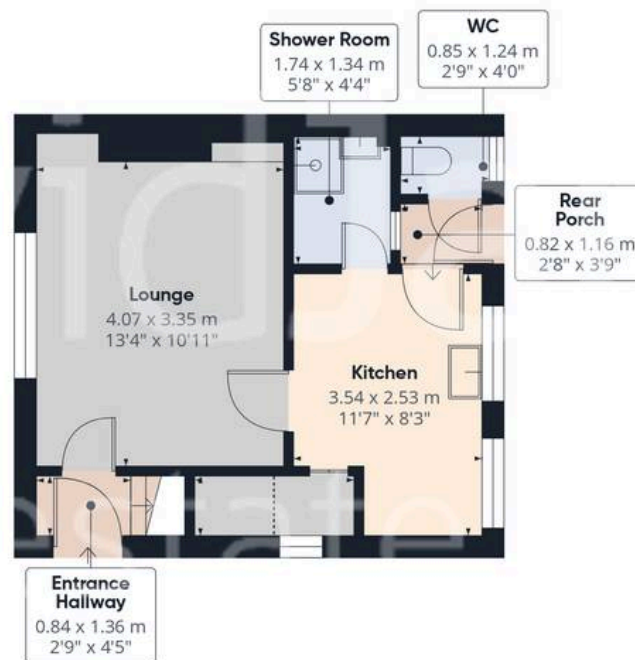












Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

59.6 m<sup>2</sup>

642 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>

10 ft<sup>2</sup>

(1) Excluding balconies and terraces

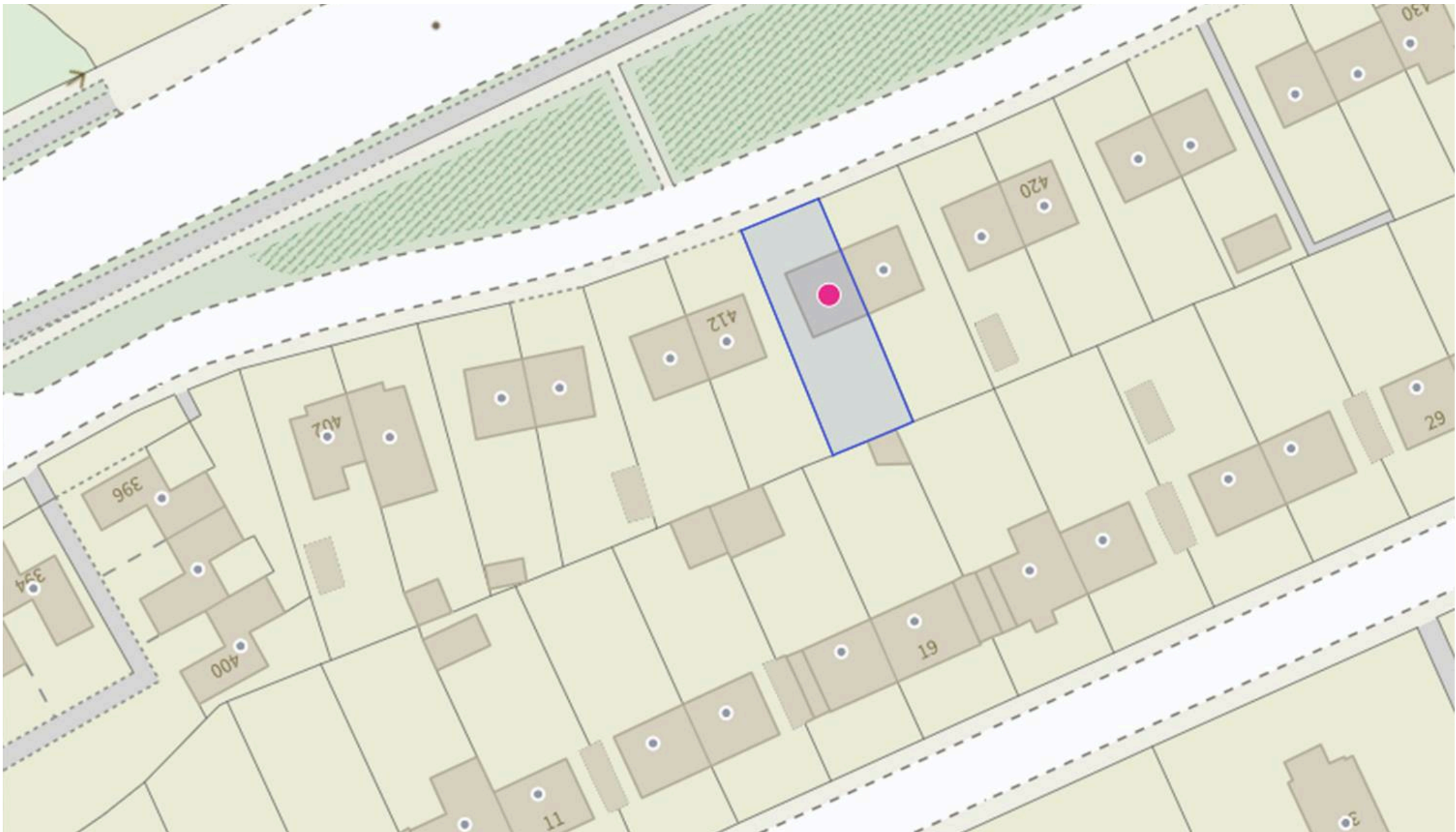
**Reduced headroom**

..... 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.

**GIRAFFE360**





## David James Estate Agents

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