



12 Surgeys Lane, Arnold – NG5 8ER
£225,000



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Arnold, Nottingham

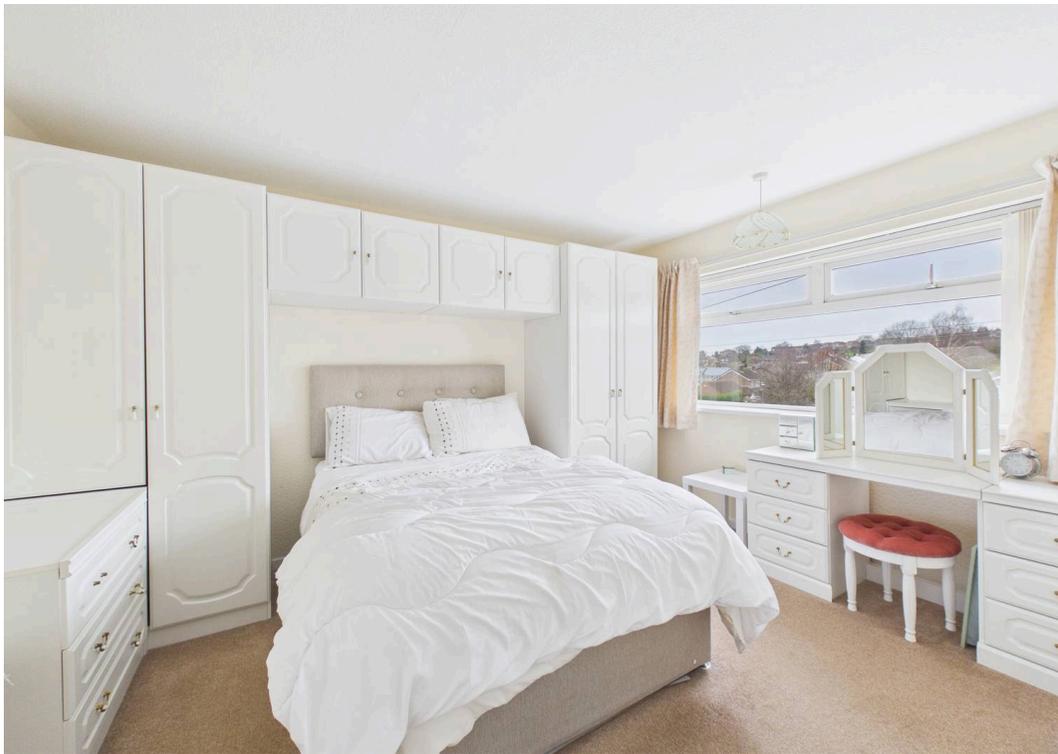
Semi-detached home available to purchase with no chain! 2 reception rooms, conservatory, 3 beds and garden - all close to Arnold's excellent amenities, schools and transport links! Council Tax band: B

Tenure: Freehold

- Semi-detached family home offered with no upward chain
- Ideal for families, first-time buyers or those looking to personalise their next home
- Conveniently situated close to Arnold's amenities, schools and transport links
- Spacious lounge positioned to the front elevation
- Versatile second reception room with garden views
- Kitchen with access through to the conservatory
- Three bedrooms including two good-sized double rooms
- Bathroom with two-piece suite and separate adjoining Wc
- Good-sized plot with garden to three sides, enclosed with modern fencing
- Well-proportioned layout with excellent potential throughout









Floor 0



Floor 1



Approximate total area⁽¹⁾

78.4 m²

844 ft²

Reduced headroom

1.5 m²

16 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.

GIRAFFE360



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