



12 Surgeys Lane, Arnold – NG5 8ER
£220,000



12 Surgeys Lane

Arnold, Nottingham

NO CHAIN! 3-bed semi on a generous plot – close to Arnold's amenities, buses and schools with a lounge, dining room, conservatory and scope to personalise. Ideal for families or first-time buyers!

Council Tax band: B

Tenure: Freehold

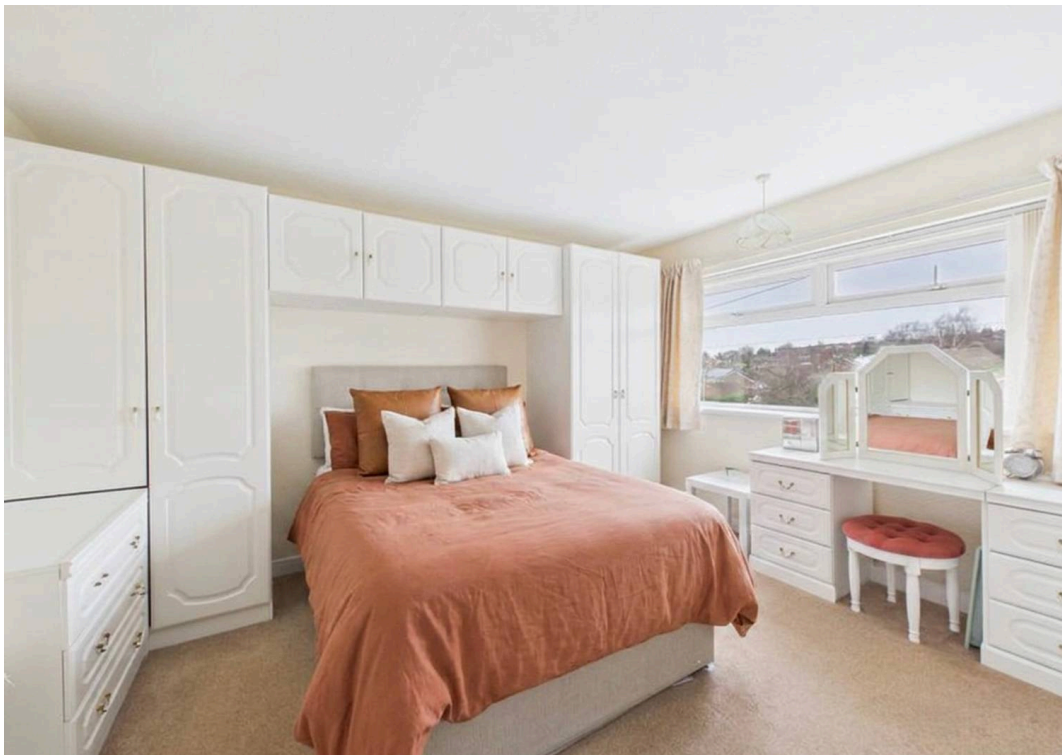
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 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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