



3 Furlong Street, Arnold – NG5 7AA

Guide Price **£175,000**

DavidJames
the estate agent



3 Furlong Street

Arnold, Nottingham

GUIDE PRICE £175,000-£185,000 Charming 3 bed terraced house just a short walk from Arnold's amenities! Immaculately presented with versatile living spaces, enclosed garden and a highly convenient location

Council Tax band: A

Tenure: Freehold

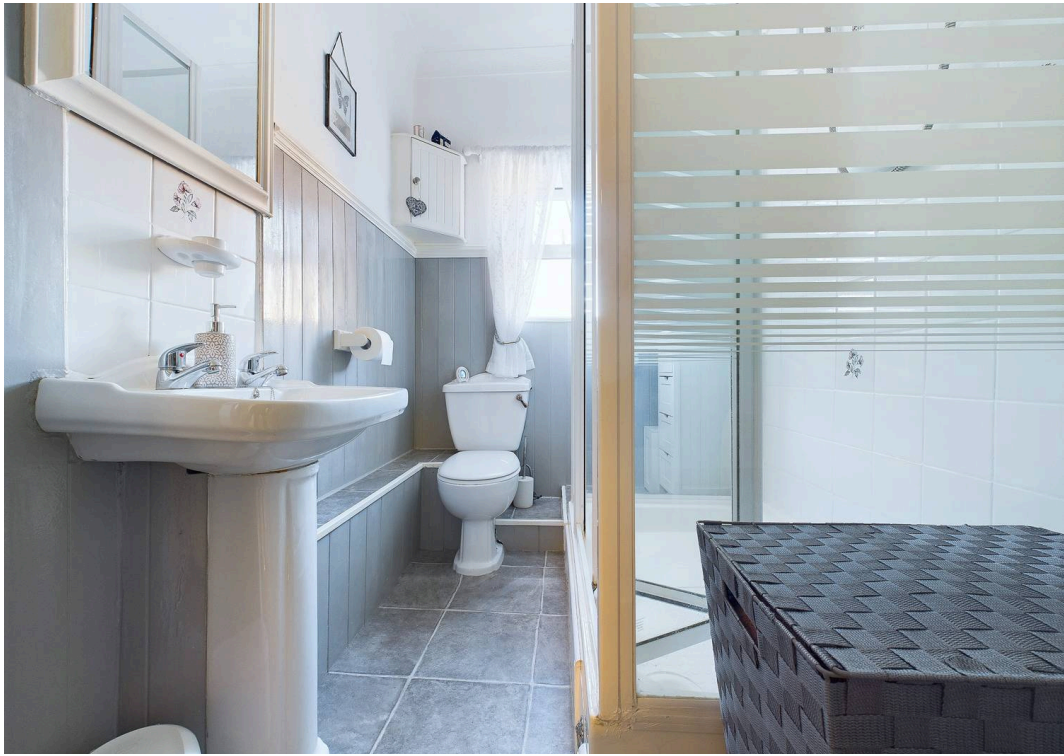
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented terraced house
- A short walk from Arnold's excellent amenities and frequent transport links
- Lovingly maintained by the current owner for over 40 years
- Neutral decor throughout
- Two reception rooms (including a lounge with a feature gas fire and a separate generous dining room)
- Fitted kitchen with space for freestanding appliances
- Three bedrooms (including two double bedrooms and a versatile single bedroom/home office)
- Well-appointed shower room with a three-piece suite
- Cellar level providing useful storage space
- Low-maintenance and enclosed rear garden with a range of mature planting









Floor -1



Floor 0

Approximate total area⁽¹⁾

85.51 m²

920.42 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1



Floor 2



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

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