



33 Goodwood Avenue, Arnold – NG5 7BB

Guide Price **£210,000**

DavidJames
the estate agent



33 Goodwood Avenue

Arnold, Nottingham

CHAIN-FREE ARNOLD LOCATION! Three bed semi-detached home close to shops, schools and bus links. Featuring two reception rooms, fitted kitchen & south-facing garden with useful outbuildings & driveway!

Council Tax band: B

Tenure: Freehold

- Chain-free semi-detached home in a convenient Arnold location
- Close to extensive amenities, shops, schools and frequent bus routes
- Ideal for first-time buyers, families and investors
- Well-equipped fitted kitchen with integrated cooking appliances
- Bright rear lounge and separate dining room with feature French doors
- Three well-proportioned bedrooms (including main bedroom with wardrobe storage)
- Modern white three-piece bathroom suite with electric shower over bath
- Gas central heating powered by a combination boiler
- South-facing rear garden with paved patio and lawn
- Double-width front driveway with two useful brick-built outbuildings

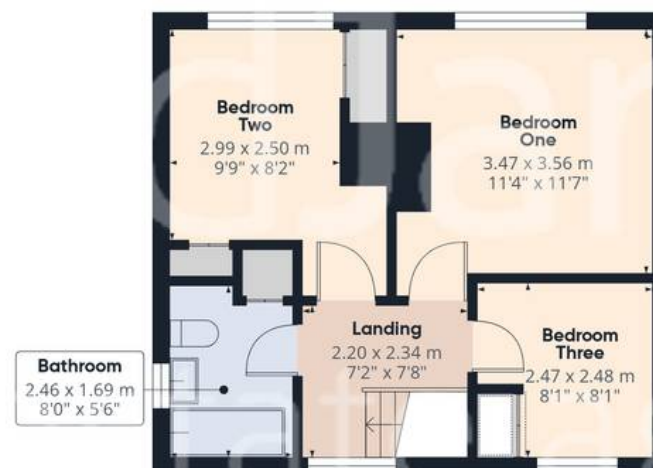








Floor 0



Floor 1



Approximate total area⁽¹⁾

74.4 m²

801 ft²

Reduced headroom

1.2 m²

13 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.

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