



108 Charnwood Lane, Arnold – NG5 6PG

Guide Price **£200,000 – £210,000**

DavidJames
the estate agent



108 Charnwood Lane

Arnold, Nottingham

GUIDE PRICE £200,000 – £210,000 NO CHAIN! Well-presented townhouse with lounge, dining kitchen, sunroom & 2 beds plus easy care garden & garage. Ideal first home, downsize move or investment buy!

Council Tax band: B

Tenure: Freehold

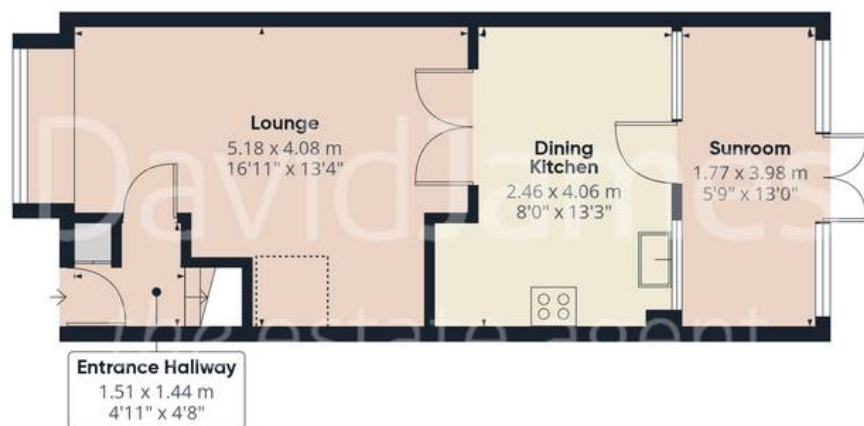
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Well-presented townhouse
- Perfect for first-time buyers, growing families, downsizers and investors alike
- Close to both Arnold and Mapperley's amenities, bus links and Arnot Hill Park
- Lovely lounge enhanced by a bay window and delightful fireplace
- Bright and airy dining kitchen with integrated appliances
- Delightful rear aspect sunroom enjoying lovely views of the garden
- Two bedrooms (main bedroom with wardrobe storage)
- Modern well-appointed bathroom with a mains over-bath shower
- Westerly rear garden with block paving and decorative stone
- Garage to the rear providing valuable off-street parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

66 m²

712 ft²

Reduced headroom

0.9 m²

9 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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