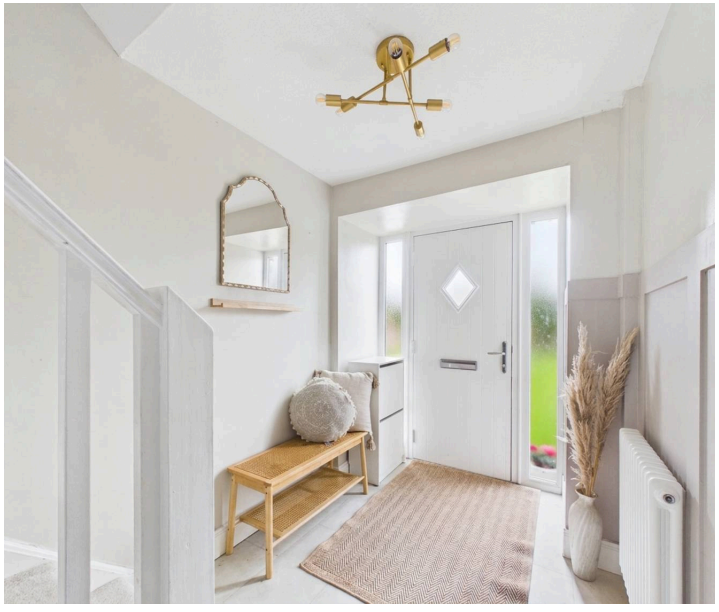


2 Roche Close, Arnold - NG5 6RY

Guide Price £260,000

DavidJames
the estate agent







2 Roche Close

Arnold, Nottingham

Stylishly presented semi-detached home within easy reach of both Arnold and Mapperley's amenities! Lounge, superb open-plan dining kitchen and a modern bathroom alongside 3 beds, garden and parking!
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stylishly presented semi-detached family home
- Conveniently located close to both Arnold and Mapperley's amenities, schools and transport links
- Welcoming entrance hall with attractive wall panelling
- Comfortable lounge with a feature fireplace
- Sleek open-plan dining kitchen with integrated cooking appliances and a feature breakfast bar
- Three first floor bedrooms
- Three-piece modern bathroom with a rainfall-style overbath shower
- Enclosed rear garden with lawn and patio seating space
- Driveway for multiple vehicles with EV charging facility
- Garage providing further potential parking or storage space










ARCTIC OCEAN
PACIFIC OCEAN



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

DavidJames
the estate agent

Approximate total area(1)

85 m²

916 ft²

(1) Excluding balconies and terraces

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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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.