



35 Arno Vale Road, Nottingham, NG5 4JG

£1,450 Per Month

- Stunning Detached Home
- Driveway Parking
- Fantastic Location
- Two Reception Rooms
- Convenient Downstairs W.C
- Garage
- Large Rear Garden
- Available NOW

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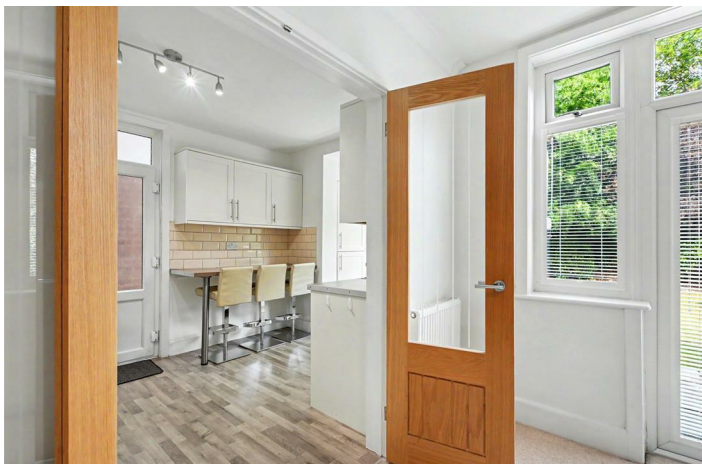
Robert Ellis Estate Agents are delighted to present for rent this beautifully maintained three-bedroom family home, located in the highly sought-after area of Woodthorpe.

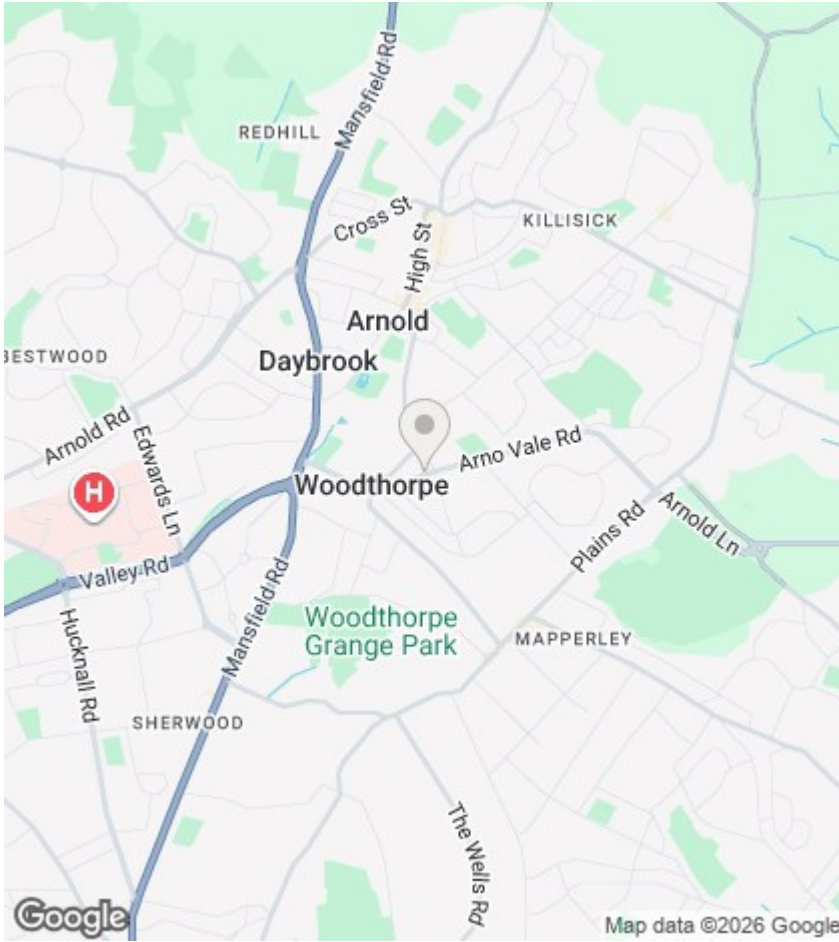
Situated on Arno Vale Road, the property is within walking distance of both Arno Vale Junior School and Woodthorpe Infant School, making it ideal for families. It also offers excellent transport links, with easy access to Arnold Town Centre, Nottingham City Centre, the M1 motorway, local bus routes, and a range of nearby amenities.

Upon entering the property, you are welcomed by a charming entrance hall featuring a downstairs WC. The ground floor offers two spacious reception rooms; the front reception room benefits from a beautiful bay window, while the second features French doors opening onto the garden patio, creating a bright and airy living space.



Council Tax Band: D





Directions

Viewings

Viewings by arrangement only. Call 0115 6485485 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	