





£225,000

Cranston Avenue, Arnold, Nottingham NG5 8DP

EPC Rating C



Modernised semi-detached bungalow offered for sale with no upward chain. In brief, the accommodation comprises an entrance hall, with access to the loft, living room with dual aspect window and feature living flame gas fire, two bedrooms, re-fitted shower room with an electric shower, shaker style cream kitchen with fitted oven and door through to a utility room with matching units, space and plumbing for a washing machine and dryer. To the front is a lawned garden with borders for plants and shrubs and a driveway to the side providing off street parking and access to the garage. There is gated access to the lawned rear garden with paved patio area. Arnold is a busy market town with great public transport links to Nottingham City Centre. There are local primary and secondary schools in the area, supermarkets, a leisure centre, eateries, public houses and an assortment of shops.

- Freehold

ENTRANCE HALL 15' 1" x 3' 8" (4.6m x 1.12m)

LIVING ROOM 13' 10" x 12' 9" (4.22m x 3.89m)

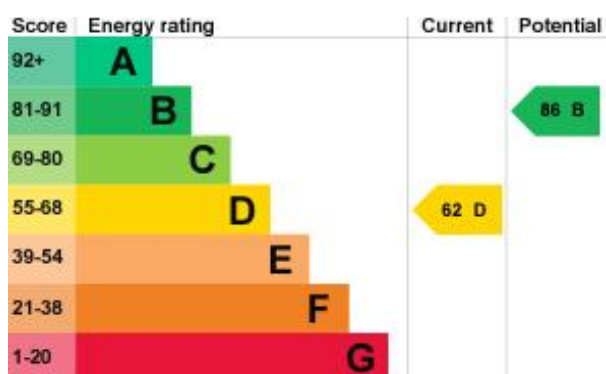
SHOWER ROOM 6' 6" x 6' 4" (1.98m x 1.93m)

KITCHEN 10' 3" x 8' 8" to the maximum, into recess (3.12m x 2.64m)

LEAN TO UTILITY 9' 3" x 6' 8" (2.82m x 2.03m)

BEDROOM ONE 11' 3" x 10' 11" into recess (3.43m x 3.33m)

BEDROOM TWO 10' 5" x 7' 9" (3.18m x 2.36m)





COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

