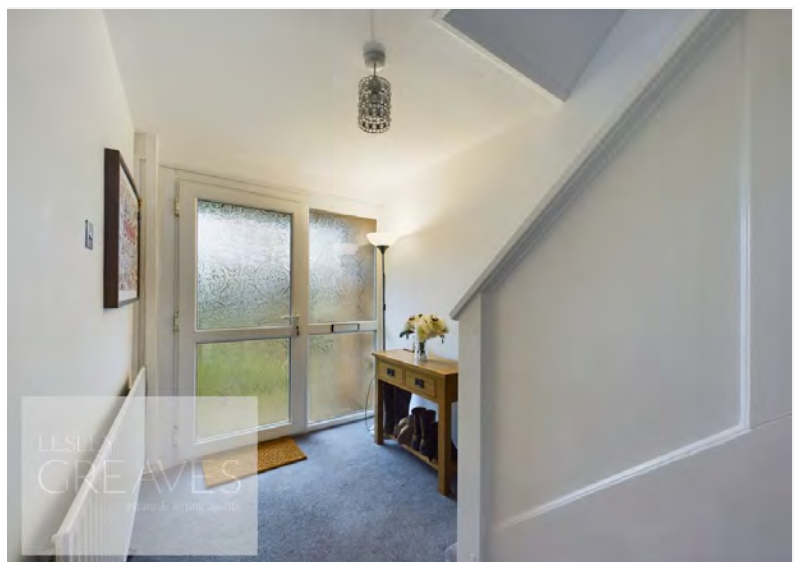




£240,000

Cowdrey Gardens, Arnold, Nottingham NG5 6QS

EPC Rating D



Modernised semi-detached house in a highly sought after location. In brief, the well presented two storey accommodation comprises an entrance hallway with stairs to the first floor and an under stair storage cupboard. Living room with a focal feature gas fireplace suite. L-shape kitchen diner re-fitted with a range of two tone units, a fitted oven, gas hob, stainless steel extractor and spaces for a fridge freezer and washing machine.

To the first floor are three bedrooms and a modern shower room, fitted with a walk in mains fed shower and WC and wash hand basin set within a vanity unit.

There is a lawn garden to the front with borders for plants and shrubs and gated access to the side. The rear garden is landscaped with paved and decked patio areas, artificial lawn and gated access to the rear.

The detached garage and block paved driveway are accessible at the rear.

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
- Council tax band B

ENTRANCE HALL 11' 0" x 6' 0" maximum (3.35m x 1.83m)

LIVING ROOM 16' 10" x 10' 1" (5.13m x 3.07m)

KITCHEN/DINER 16' 5" x 10' 0" L-shape, maximum measurements (5m x 3.05m)

BEDROOM ONE 13' 3" x 9' 10" (4.04m x 3m)

BEDROOM TWO 10' 10" x 9' 9" (3.3m x 2.97m)

BEDROOM THREE 10' 2" x 6' 5" (3.1m x 1.96m)

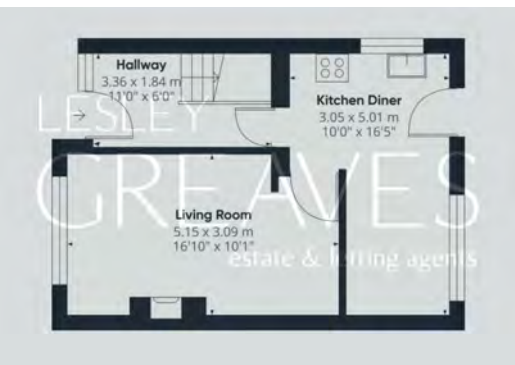
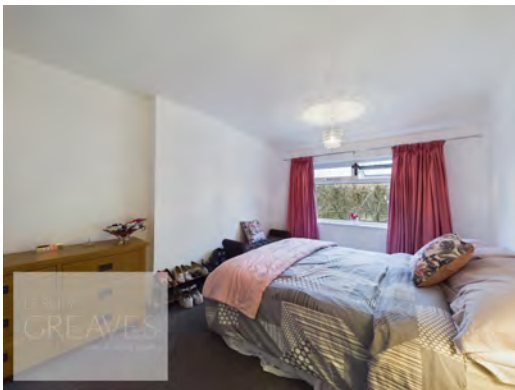
SHOWER ROOM 6' 4" x 5' 8" (1.93m x 1.73m)

GARAGE 16' 0" x 9' 1" (4.88m x 2.77m)



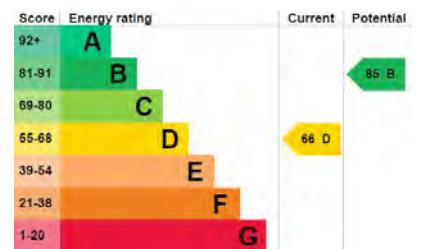
# LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council



20 Main Road  
Gedling  
Nottingham  
NG4 3HP

Contact Us  
[www.lesleygreaves.co.uk](http://www.lesleygreaves.co.uk)  
[sales@lesleygreaves.co.uk](mailto:sales@lesleygreaves.co.uk)  
0115 987 7337

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.



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