



**25 Arndale Road, Nottingham – NG5 3GT**

Guide Price **£280,000 –£290,000**

**DavidJames**  
the estate agent





## 25 Arndale Road

Nottingham, Nottingham

GUIDE PRICE £280,000–£290,000 Detached 2 bed bungalow available with no chain – ideal for those seeking single-storey living and close to local amenities, buses and Nottingham City Hospital!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Traditional detached bungalow located in a quiet, private setting with mature landscaping- available with no upward chain
- Front and rear porch, garage, and garden store provide practical outdoor space
- Bright and spacious lounge/dining room with feature fireplace leading to conservatory
- Kitchen with stone-effect worktops, fitted units, tiled splash-back, and garden views
- Two generous double bedrooms
- Private driveway through double wrought iron gates leading to integral garage & garden store
- Established rear garden featuring raised patio, lawn, mature trees, planting and greenhouse
- Combination gas central heating. UPVC double glazing. Alarm & CCTV
- Close to a wide range of local amenities and public transport links









Approximate total area<sup>(1)</sup>

104.7 m<sup>2</sup>

1126 ft<sup>2</sup>

(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.

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