



**191 Gedling Road, Arnold – NG5 6NZ**

Guide Price **£325,000 –£350,000**

**DavidJames**  
the estate agent





## 191 Gedling Road

Arnold, Nottingham

Guide Price £325,000 - £350,000 Detached bungalow on a generous plot with lots of potential, ideal for those seeking single-storey living! lounge/diner, 3 double beds & established gardens plus a drive & garage!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended detached bungalow with no upward chain
- Requires TLC and personal touches with huge potential
- Ideal for those seeking the benefits of single-storey living
- Large lounge/dining room with full-width patio doors offering panoramic garden views
- Dining kitchen with dual aspect windows, a separate utility and an impressive garden outlook
- Three neutrally-decorated double bedrooms
- Large family bathroom with a four-piece white suite (including corner shower and bath)
- Generous plot providing an expansive rear garden with patio area, lawn, mature trees and established planting
- Substantial front garden and driveway offering generous off-road parking
- Garage providing secure parking or storage













Floor -1



Floor 0

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

137 m<sup>2</sup>

1476 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.

GIRAFFE360





## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

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.