



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⁽¹⁾

137 m²

1476 ft²

(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.



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • 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.