



304 Gedling Road, Arnold – NG5 6NY

Guide Price **£210,000 –£230,000**

DavidJames
the estate agent



304 Gedling Road

Arnold, Nottingham

GUIDE PRICE £210,000-£230,000. Well-presented three-storey mid-townhouse in a great location with three beds & no chain with versatile accommodation, in ready to move in condition perfect for a family.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

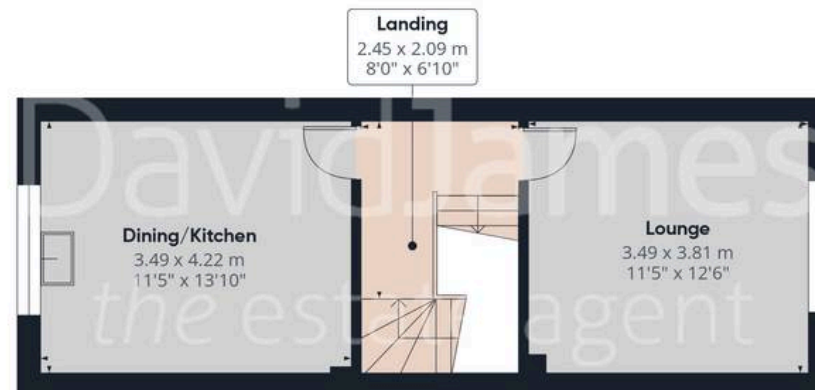
- Well-presented three storey three-bedroom mid-townhouse offered to the market with no upward chain
- Great location close to Arnold extensive amenities, shops, supermarkets and bus services
- Perfect for a growing family with excellent versatile accommodation in ready to move in condition
- Welcoming entrance hallway with WC and ground floor third double bedroom with feature French doors overlooking the rear
- Bright and spacious lounge with feature wall lights
- Stylish modern dining kitchen fitted with integrated cooking appliances and space for a dining table and chairs
- Two bright and generously sized double bedrooms on the second floor (main bedroom with en-suite shower room)
- Modern family bathroom with a three-piece suite with shower over the bath and tile-effect flooring
- Integral garage with power and lighting and a driveway providing off street parking for one vehicle
- South-west facing low maintenance rear garden with hard landscaping







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

96 m²

1034 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.

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David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

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

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