



59 Bentwell Avenue, Arnold – NG5 7EY

Guide Price **£190,000**

DavidJames
the estate agent



59 Bentwell Avenue

Arnold, Nottingham

Offered with no chain and located just a short walk from Arnold's excellent amenities, this 3 bed semi-detached home presents great potential for a first-time buyer, growing family or investor! Council Tax band: A

Tenure: Freehold

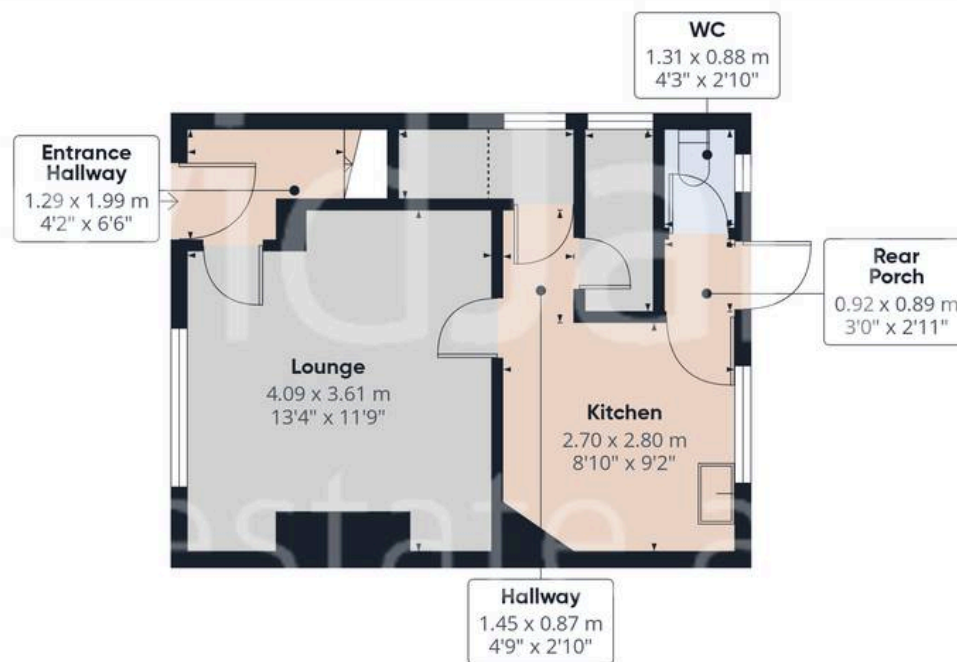
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Semi-detached family home available with no upward chain
- Ideal for first-time buyers, families or investors seeking a convenient location
- Lots of room for personalisation and to add future value
- A short walk from Arnold's shops, amenities, schools and excellent transport links
- Well-proportioned lounge with large front-facing window
- Kitchen to the rear with an adjoining pantry and understairs storage area
- Three bedrooms (including two well-proportioned doubles)
- First floor two-piece bathroom and a separate ground floor WC
- Large rear garden presenting a blank canvas for landscaping
- Gated driveway provides parking and access to the detached garage







Floor 0



Floor 1

Approximate total area⁽¹⁾

59.8 m²

643 ft²

Reduced headroom

0.9 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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 • 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.