

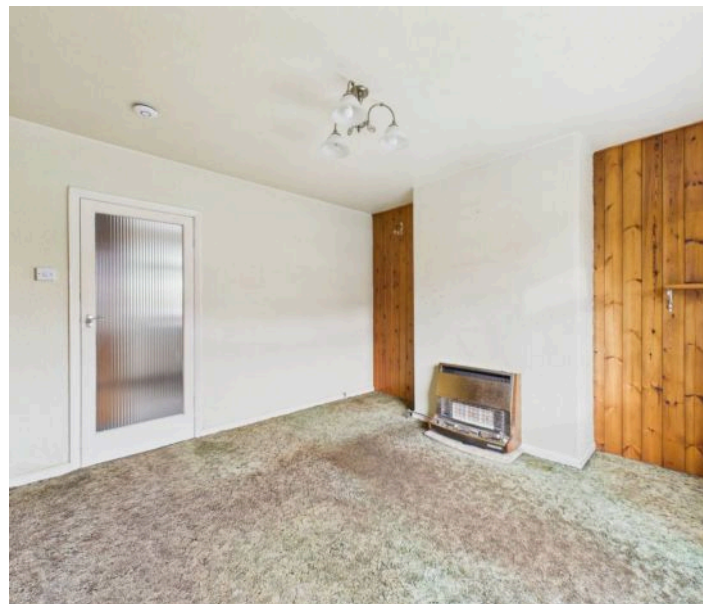
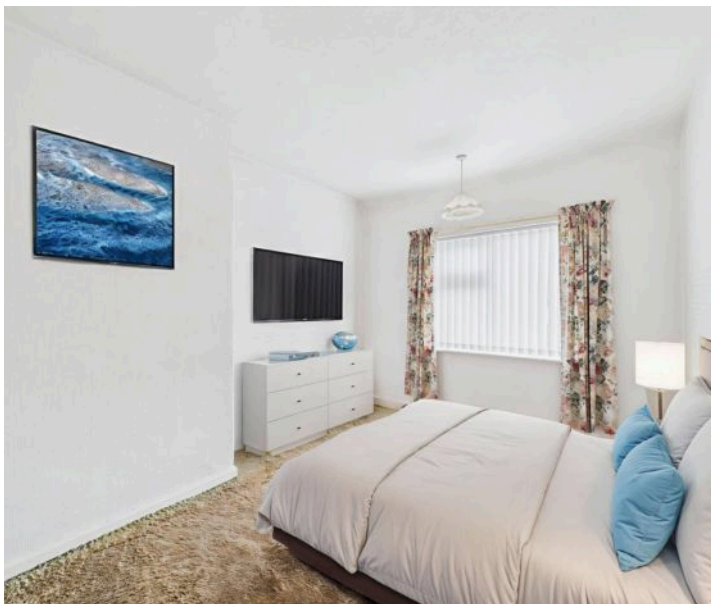


**59 Bentwell Avenue, Arnold – NG5 7EY**

Guide Price **£170,000 – £180,000**

**DavidJames**  
the estate agent





## 59 Bentwell Avenue

Arnold, Nottingham

GUIDE PRICE £170,000-£190,000 Offered with no chain, located a short walk from Arnold's excellent amenities, this 3 bed semi-detached home presents great potential for a 1st-time buyer, growing family or investor!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

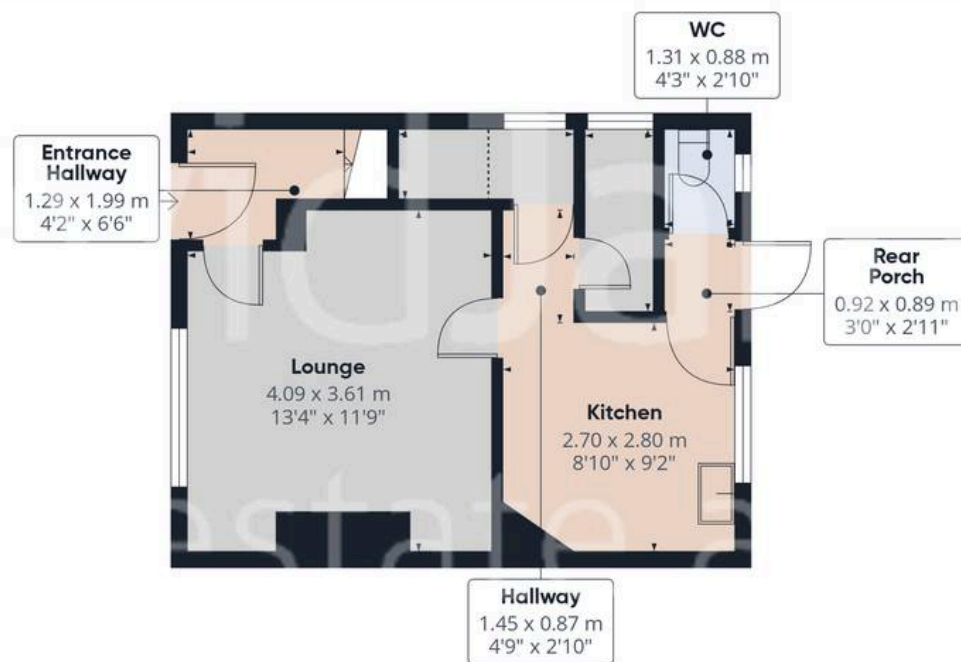
- Semi-detached family home available with no upward chain
- Ideal for first-time buyers, families or investors seeking a convenient location
- Lots of room for personalisation and to add future value
- A short walk from Arnold's shops, amenities, schools and excellent transport links
- Well-proportioned 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<sup>(1)</sup>**

59.8 m<sup>2</sup>

643 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>

10 ft<sup>2</sup>

(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](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.