



2 Aviemore Close, Arnold – NG5 8QW

Guide Price **£325,000**

DavidJames
the estate agent



2 Aviemore Close

Arnold, Nottingham

Well-presented and extended 3 bed detached home in a cul-de-sac close to both Arnold and Mapperley's amenities! Lounge/diner, kitchen, superb shower room and a southerly-facing garden plus parking!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended detached family home
- Desirable corner plot position in a quiet cul-de-sac
- Close to both Arnold and Mapperley's excellent range of amenities, schools and frequent bus services
- Welcoming entrance hall with a convenient cloakroom/WC
- Bright and neutrally-decorated lounge/dining room featuring soft carpeting and an attractive fireplace
- Superb open plan dining kitchen with cream shaker units, integrated appliances and French doors
- Three bedrooms (including two good-sized double rooms)
- Contemporary shower room with a white suite, walk-in enclosure and heated towel rail
- Low-maintenance and southerly-facing garden with a feature patio area, lawned garden and mature planting
- Parking for three vehicles plus a single garage







Floor 1

(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.