



17 Gilbert Boulevard, Arnold – NG5 7NA

Guide Price £270,000

DavidJames
the estate agent



17 Gilbert Boulevard

Arnold, Nottingham

Beautifully-presented three-storey townhouse close to both Arnold and Mapperley's amenities! Inviting lounge, superb modern kitchen, 3 versatile beds and a landscaped garden plus a drive and garage!

Council Tax band: C

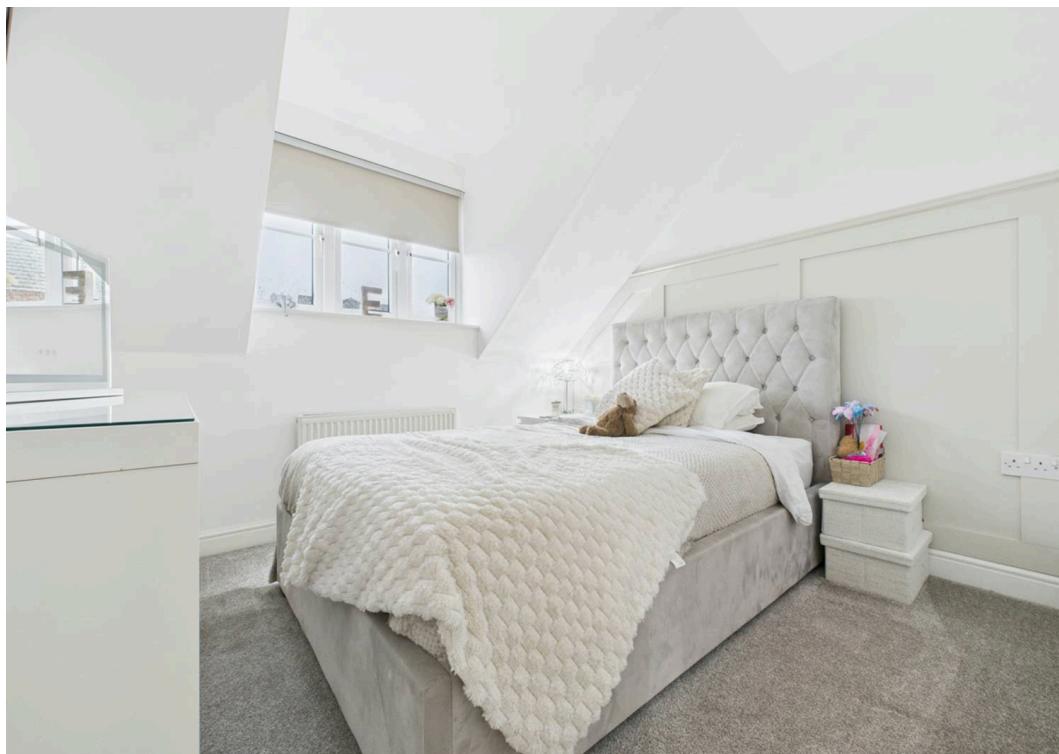
Tenure: Freehold

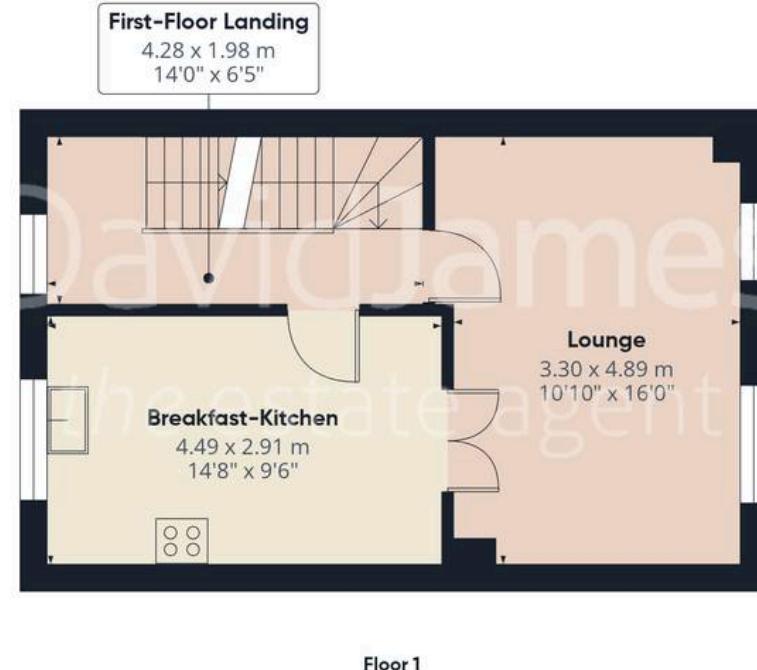
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well-presented three-storey townhouse offering versatile and flexible modern living accommodation
- Sought-after residential location close to both Arnold and Mapperley's amenities, schools and bus links
- Welcoming entrance hall with under-stairs storage, stylish WC and a utility room
- First floor inviting lounge with wood-finish flooring and neutral décor
- Beautiful refitted kitchen with integrated appliances and a sociable breakfast bar
- Three bedrooms (including a versatile ground floor bedroom/sitting room/office)
- Main bedroom suite feature fitted wardrobes and an en-suite shower room
- Modern family bathroom with a three-piece suite, tiled flooring and skylight window
- Landscaped south-easterly rear garden with replaced fencing, stone paving and raised planting beds
- Driveway and garage providing useful off-street parking





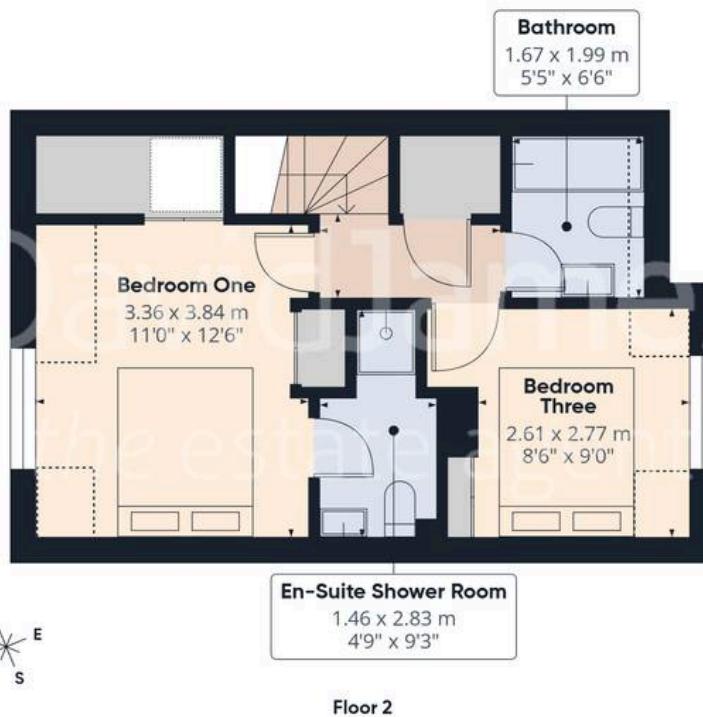


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Approximate total area⁽¹⁾

105.4 m²
1136 ft²

Reduced headroom
3.4 m²
36 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.

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