



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

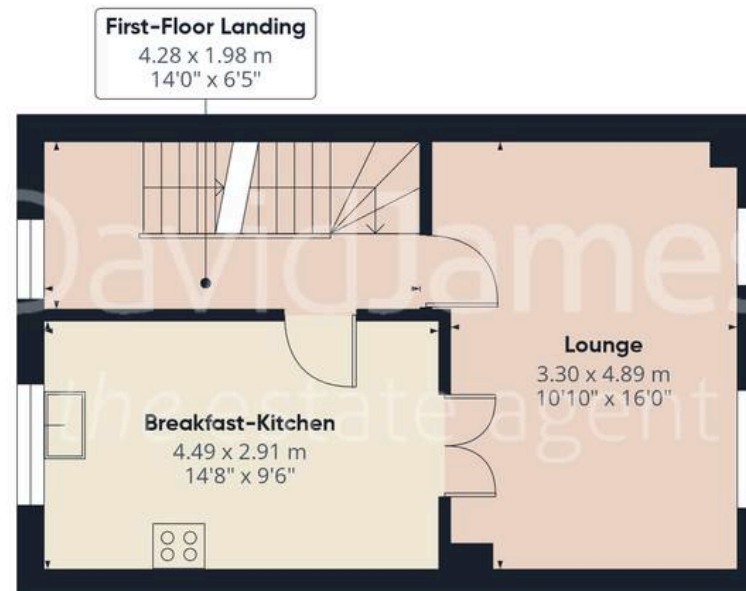
- Well-presented three-storey townhouse offering versatile and flexible modern living accommodation
- Sought-after residential location close to both Arnold and Mapperley's amenities, schools and bus links
- Welcoming entrance hall with understairs storage, stylish WC and a utility room
- First floor 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



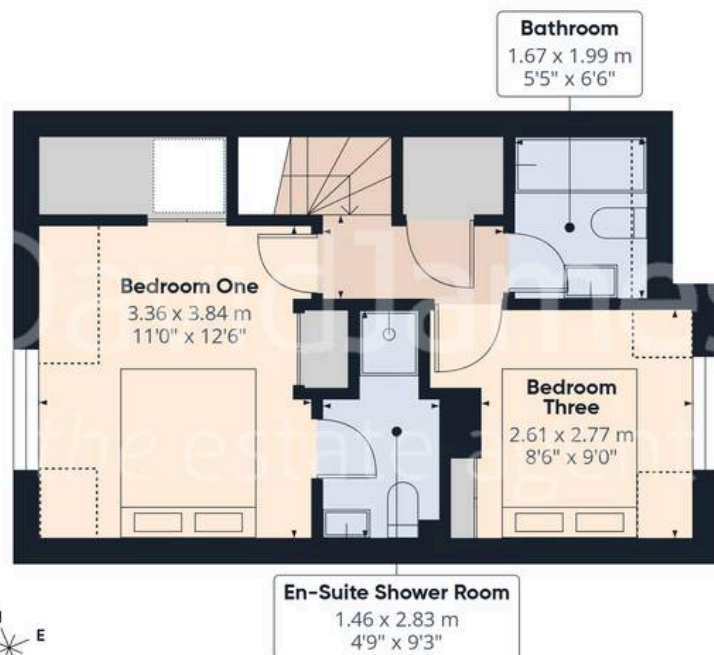




Floor 0



Floor 1



Floor 2



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.

GIRAFFE360



David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@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.