

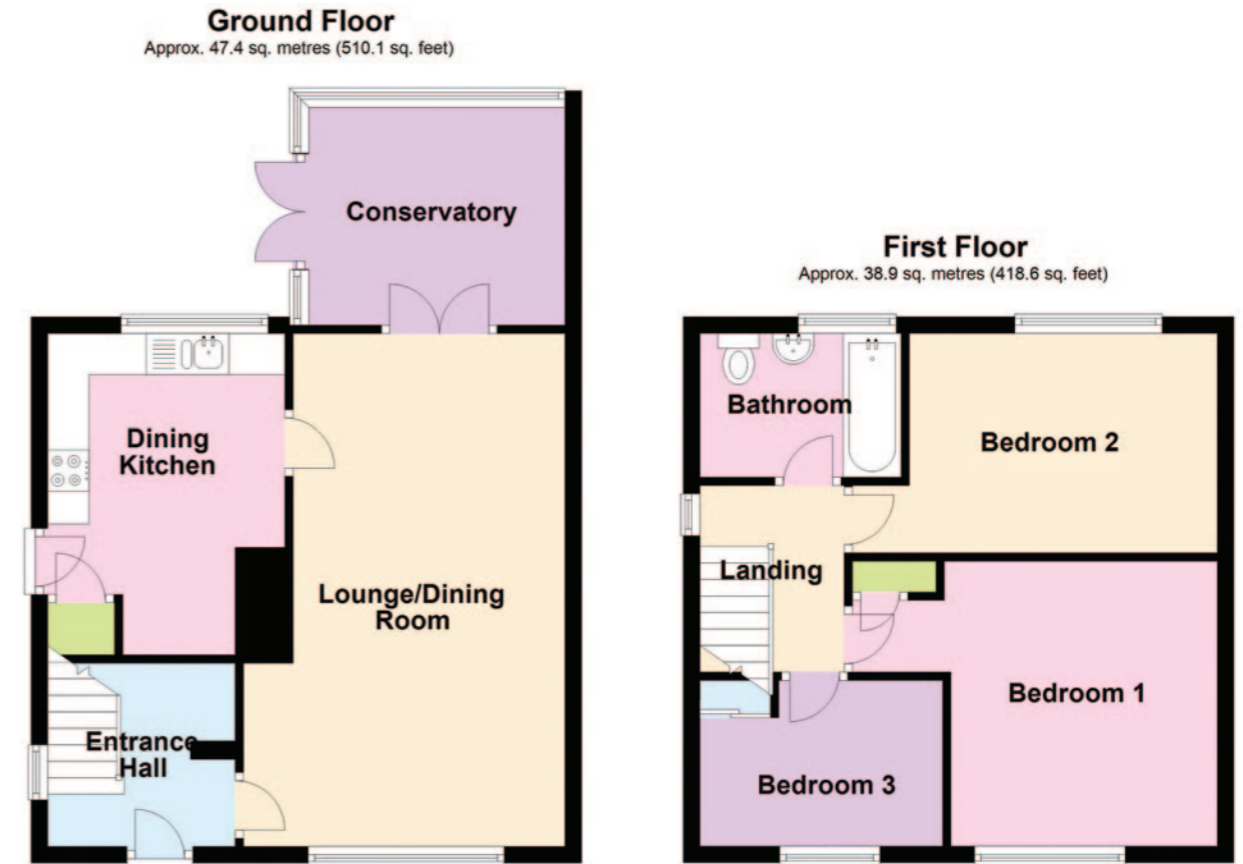
Arnold

Birchfield Road
Nottingham NG5 8BQ

DavidJames
the estate agent



Property floor plan & measurements



GROUND FLOOR

Lounge/Dining Room
6.20m max x 3.89m max
(20'4" max x 12'9" max)

Dining Kitchen
3.89m max x 2.87m max
(12'9" max x 9'5" max)

Conservatory
3.10m x 2.64m
(10'2" x 8'8")

FIRST FLOOR

Bedroom One
4.42m max x 3.45m max
(14'6" max x 11'4" max)

Bedroom Two
4.42m max x 2.67m max
(14'6" max x 8'9" max)

Bedroom Three
2.95m max x 2.01m max
(9'8" max x 6'7" max)

Bathroom
2.44m x 1.73m
(8'0" x 5'8")

86.3 sq metres
(928.7 sq feet)

Total
Area
(Approx)

Gedling
Borough Council

Band
B

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing.

COUNCIL TAX BAND RATING

This information was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

THIRD PARTY REFERRAL ARRANGEMENTS

David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

(A)

Guide Price

£180,000

Semi Detached House

3 bedrooms

EPC Rating

TBC

Tenure

Freehold

Arnold Branch

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www.david-james.com



Dining Kitchen



Dining Kitchen



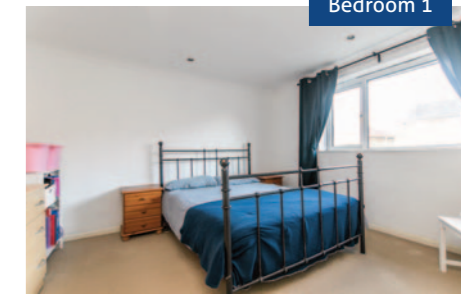
Lounge



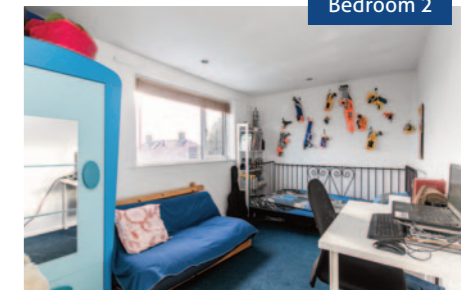
Rear



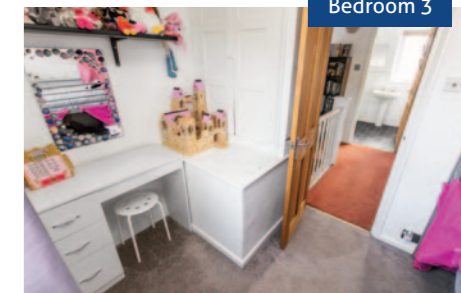
Conservatory



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

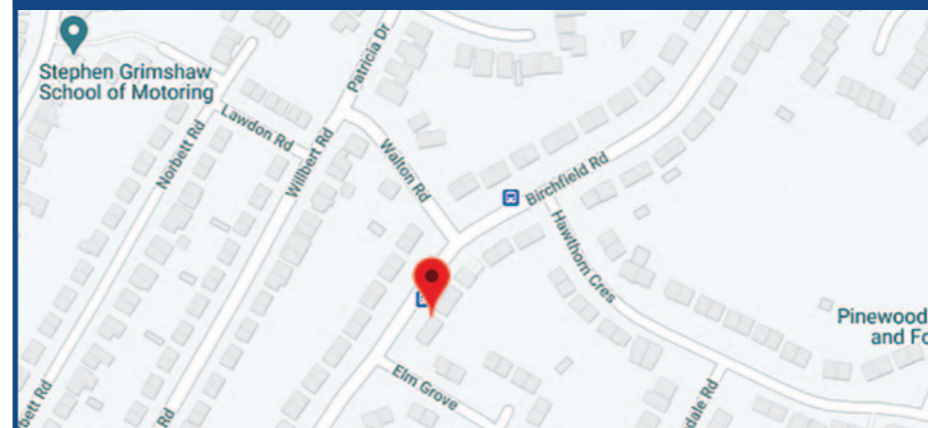
Summary

VIDEO TOUR AVAILABLE ON REQUEST! A three bedroom semi-detached family home boasting a spacious lounge with adjoining versatile conservatory, dining kitchen and family bathroom with three piece white suite whilst outside, the property enjoys a lawned rear garden with patio area and off-street parking to the front. Viewing highly recommended!

Key Features

- ✓ Semi-detached family home
- ✓ Three bedrooms
- ✓ Spacious lounge with feature fireplace
- ✓ Versatile conservatory with French doors
- ✓ Dining kitchen with integrated appliances
- ✓ First floor family bathroom with three piece suite
- ✓ Gas central heating and double glazing
- ✓ Lawned rear garden with patio area
- ✓ Off-street parking to the front
- ✓ Viewing highly recommended

Location Map



Please note that the pin on the map may not show the exact location of the property

Stamp Duty Rates

First time purchase

£0.00

Buying your next home

£0.00

Additional or buy to let property

£5,400.00

For more information visit www.david-james.com/stampduty