



£240,000

Cranston Avenue, Arnold, Nottingham NG5 8DP

EPC Rating D



Semi-detached bungalow located in the market town of Arnold, with great public transport links to Nottingham City Centre. There are local primary and secondary schools in the area, supermarkets, a leisure centre, eateries, public houses and an assortment of shops.

In brief, the accommodation comprises an entrance hall, with access to the loft, living room with dual aspect windows and feature living flame gas fire, two bedrooms, re-fitted shower room with an electric shower, shaker style cream kitchen with fitted oven and door through to a utility room with matching units, space and plumbing for a washing machine and dryer.

To the front is a lawned garden with borders for plants and shrubs and a driveway to the side providing off street parking and access to the garage. There is gated access to the lawned rear garden with paved patio area.

Planning has been granted for a single storey rear and side wrap around extension, and the full details of this can be viewed at;

<https://pawam.gedling.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

- Freehold
- Council Tax Band B

ENTRANCE HALL 15' 1" x 3' 8" (4.6m x 1.12m)

LIVING ROOM 13' 10" x 12' 9" (4.22m x 3.89m)

SHOWER ROOM 6' 5" x 6' 3" (1.98m x 1.93m)

KITCHEN 10' 2" x 8' 8" to the maximum, into recess (3.12m x 2.64m)

LEAN TO UTILITY 9' 3" x 6' 7" (2.82m x 2.03m)

BEDROOM ONE 11' 3" x 10' 11" into recess (3.43m x 3.33m)

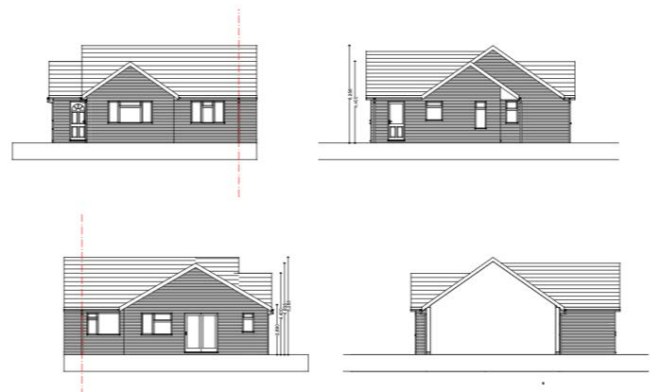
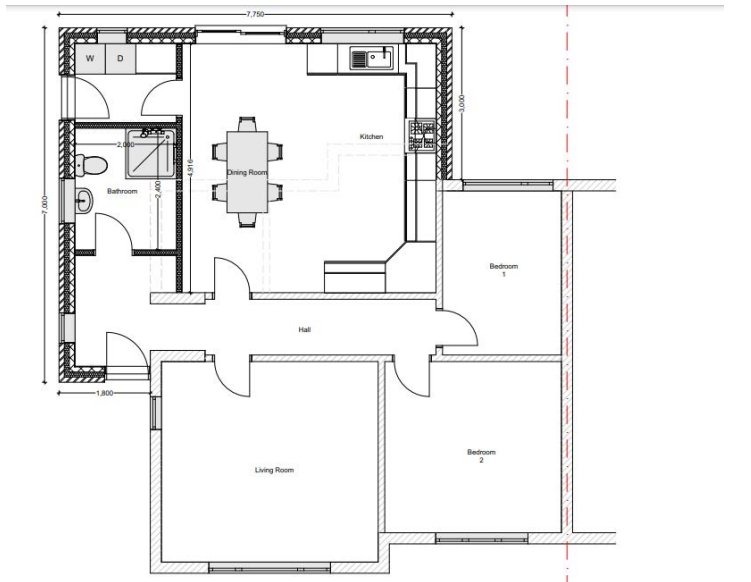
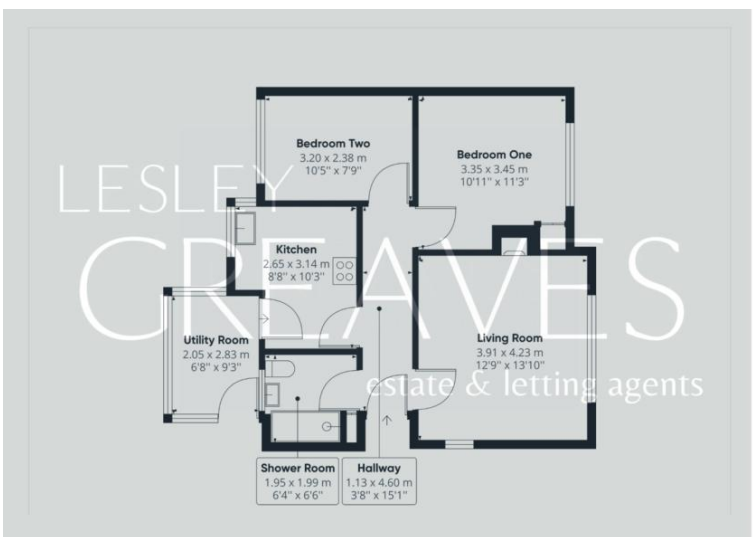
BEDROOM TWO 10' 5" x 7' 8" (3.18m x 2.36m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



# LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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