

# Arnold

Gedling Road  
Nottingham NG5 6NY

DavidJames  
the estate agent



## Property floor plan & measurements



### GROUND FLOOR

**Lounge**  
3.67 x 3.65  
(12'0" x 11'11")

**Dining Room**  
4.02 x 3.66  
(13'2" x 12'0")

**Kitchen**  
3.57 x 2.42  
(11'8" x 7'11")

### FIRST FLOOR

**Bedroom One**  
4.01 x 3.66  
(13'1" x 12'0")

**Bedroom Two**  
3.67 x 3.65  
(12'0" x 11'11")

**Bedroom Three**  
2.65 x 2.43  
(8'8" x 7'11")

**Bathroom**  
2.95 x 2.37  
(9'8" x 7'9")

### OUTSIDE

**Garage**  
5.35 x 2.70  
(17'6" x 8'10")

121.3 sq metres  
(1305.7 sq feet)

Total Area  
(Approx)

Gedling  
Borough Council

Band  
D

### 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)

OIRO

£270,000

Detached House

3 bedrooms

EPC Rating

E (53)

Tenure

Freehold



Arnold Branch

102 Front Street t 0115 955 5550 e arnold@david-james.com

www.david-james.com





Hall



Dining Room



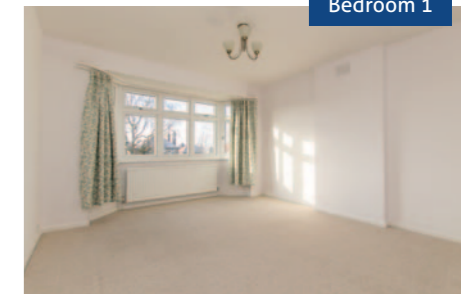
Kitchen



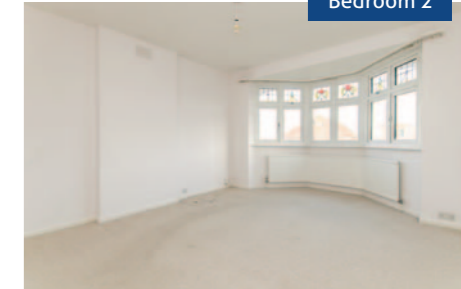
Garden



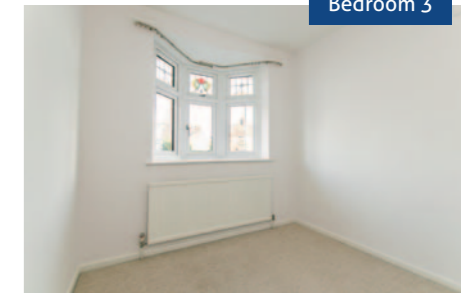
Lounge



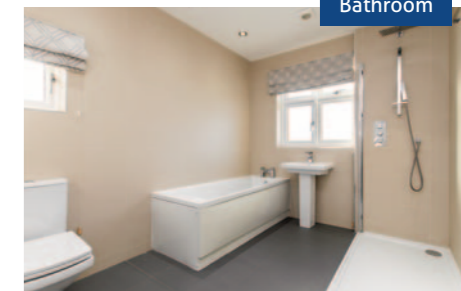
Bedroom 1



Bedroom 2

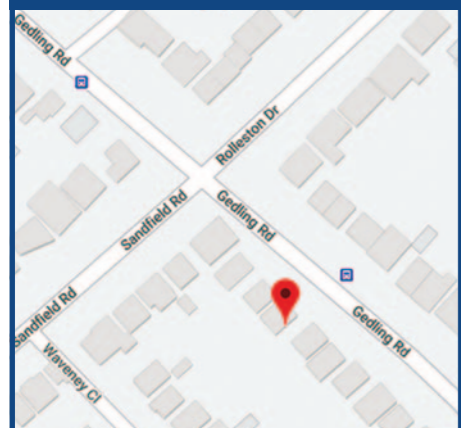


Bedroom 3



Bathroom

## Location Map



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

## Key Features

- ✓ Traditional-style detached family home
- ✓ Three bedrooms
- ✓ Spacious lounge
- ✓ Separate versatile dining room
- ✓ Kitchen with integrated appliances
- ✓ Entrance hall with useful cloaks cupboard
- ✓ Modern family bathroom with shower cubicle
- ✓ Established lawned rear garden
- ✓ Drive, carport and garage provide parking
- ✓ Sold with no upward chain

## Summary

VIDEO TOUR AVAILABLE ON REQUEST!

A well-presented three bedroom traditional-style detached family home within easy reach of Arnold's excellent amenities, offered to the market with no upward chain!

There's a spacious lounge, separate dining room and kitchen with integrated appliances whilst upstairs, the bedrooms are complemented by a modern family bathroom with separate shower cubicle.

Outside, the property boasts an established lawned garden, generous parking and a garage.

## Stamp Duty Rates

First time purchase

**£0.00**

Buying your next home

**£0.00**

Additional or buy to let property

**£8,100.00**

For more information visit [www.david-james.com/stampduty](http://www.david-james.com/stampduty)