



3



2



1



C

DavidJames
the estate agent

Brackendale Avenue, Arnold, Nottingham, NG5 8DQ

Guide Price £190,000

About This Property

GUIDE PRICE £190,000 - £200,000

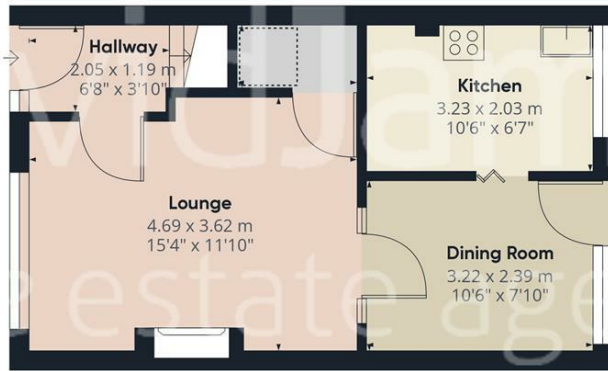
NO UPWARD CHAIN!

This charming end-terraced house in Arnold presents a delightful three-bedroom layout, ideal for comfortable family living. Boasting the advantage of no upward chain, it welcomes you with an inviting entrance hall leading to an ample sized lounge adorned with a gas fireplace. A seamless transition leads to the dining room, featuring a part glazed door unveiling the low maintenance paved rear garden, and onward to the kitchen equipped with base and eye-level units. Upstairs, a well-appointed shower room/WC, complete with a double-width shower cubicle and electric shower. Offering the practicality of gas central heating and UPVC double glazing, the property also includes parking and a garage at the rear. Conveniently situated within walking distance of Arnold's bus routes, shops, leisure centre, library, and well regarded schools, this residence promises both comfort and convenience.

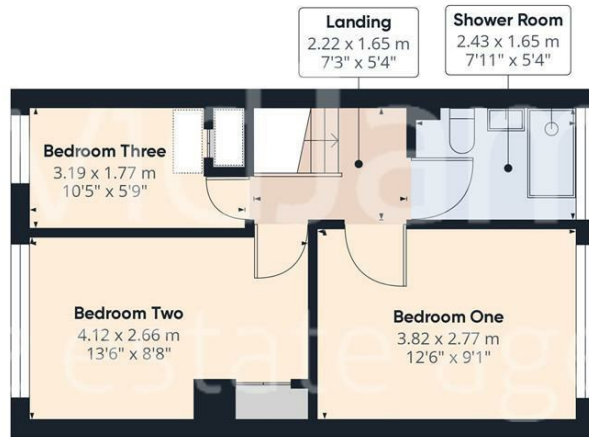
- End terraced house sold with no upward chain
- Three bedrooms
- Lounge with fireplace and gas fire, entrance hall
- Dining room with part glazed door to the rear garden
- Kitchen with a range base and eye level units
- First floor shower room/Wc with double width shower cubicle and electric shower
- Gas central heating, UPVC double glazing
- Low maintenance paved rear garden with raised planting bed
- Parking space and garage situated to the rear of the property (accessed via Pond hills lane)
- In walking distance of Arnold's bus routes and ample amenities







Floor 0



Floor 1



Approximate total area⁸

68.46 m²
736.91 ft²

Reduced headroom

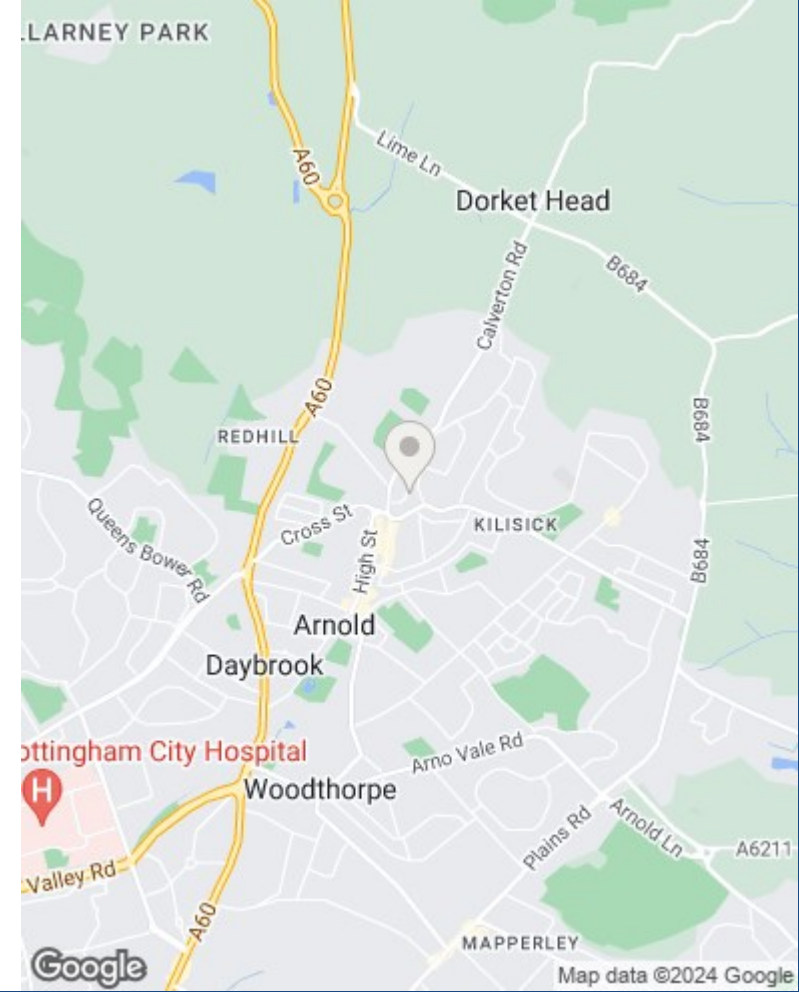
0.64 m²
6.84 ft²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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. If you have a property to sell you may wish to take advantage of our free valuation service. 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).

Council Tax Band: B
Gedling Borough Council
Freehold

DavidJames
the estate agent

David James Estate Agents
100 Front Street, Nottingham, NG5 7EJ
t: 0115 955 5550 e: arnold@david-james.com

