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DavidJames
the estate agent

Brackendale Avenue, Arnold, Nottingham, NG5 8DQ

Guide Price £220,000

About This Property

GUIDE PRICE £220,000 - £230,000 Welcome to this detached home which occupies a prime corner plot location in the heart of Arnold with local amenities right on the doorstep and a variety of schools just a short walk away! This home is presented to the market with the benefit of no upward chain, offering a unique opportunity for buyers to create their dream home with considerable potential for personalisation.

Upon entering, you are greeted by a hallway that includes practical understairs storage. The ground floor boasts a good-sized lounge, which provides direct access to the garden, as well as a separate versatile dining room that can adapt to your lifestyle needs. The kitchen features a range of fitted units.

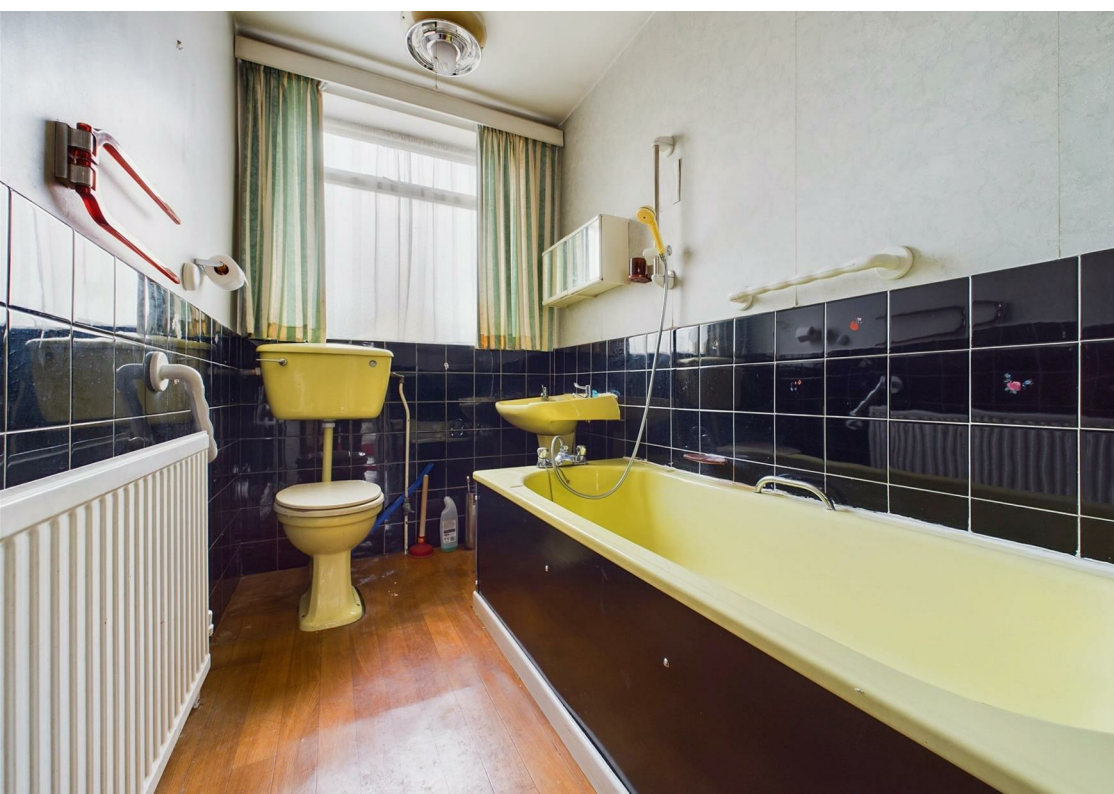
Upstairs, the property presents three well-proportioned bedrooms as well as the bathroom, completing the layout of this home.

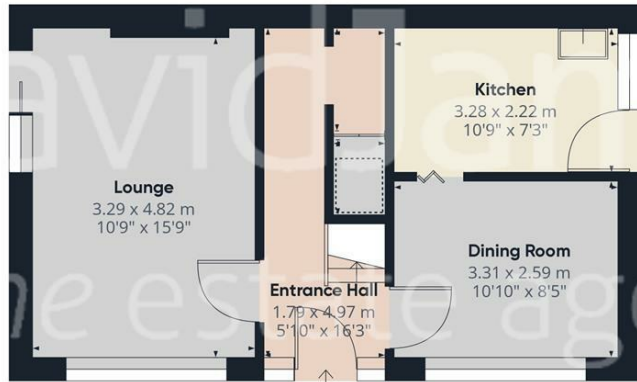
Outside, you will find an established and enclosed garden that offers privacy and a peaceful outdoor retreat. For those with vehicles, the driveway and garage provide convenient off-street parking.

The property does require some modernisation both internally and to the fabric of the building and is perfect for someone looking for a project for their next property.

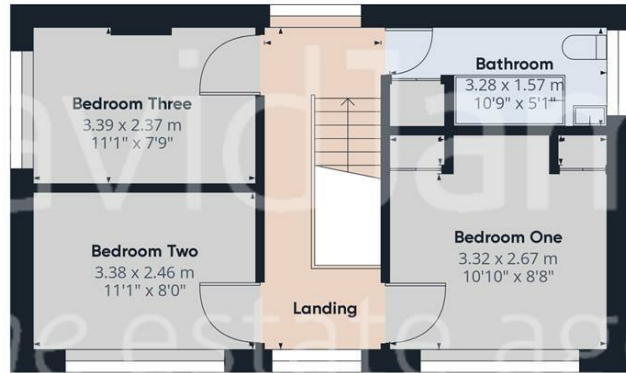


- Detached house
- Prime corner plot location with Arnold's amenities on the doorstep
- Huge potential for personalisation
- Offered to the market with no upward chain
- Spacious lounge with separate dining room
- Kitchen with a range of units
- Three first floor bedrooms
- Bathroom with three-piece suite
- Enclosed and established garden
- Driveway and garage providing off-street parking





Floor 0



Floor 1



Approximate total area⁽¹⁾

82.52 m²
888.24 ft²

Reduced headroom

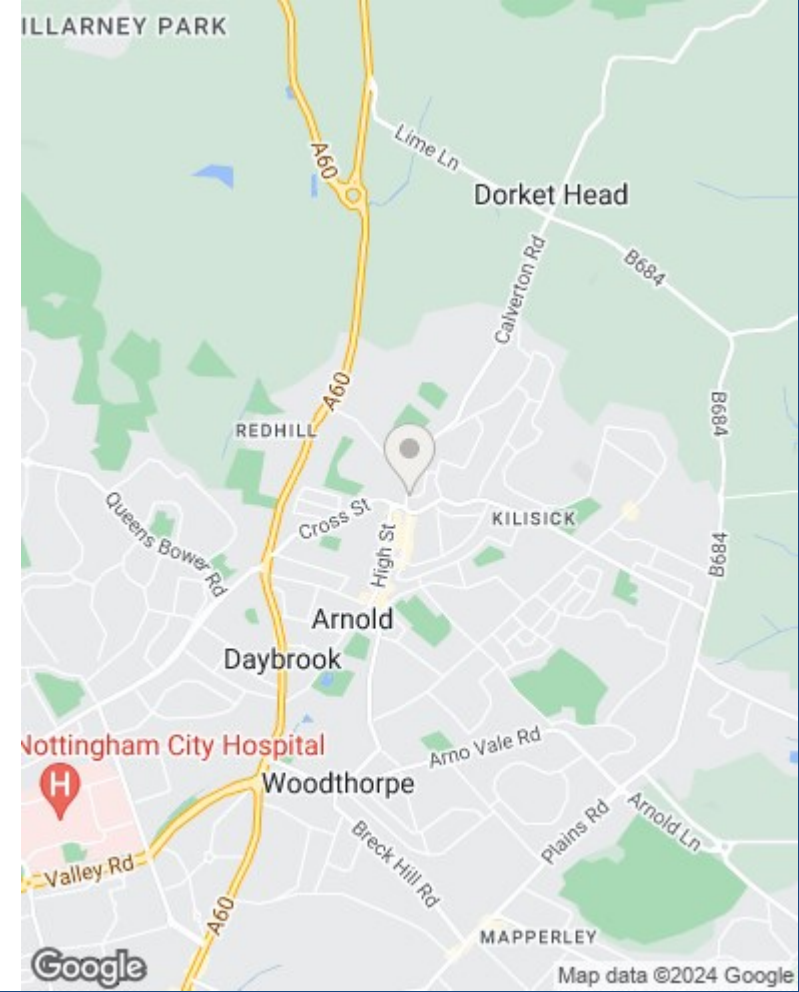
0.61 m²
6.56 ft²

(1) 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.

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Council Tax Band: C
Gedling Borough Council
Freehold

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

