



DavidJames
the estate agent

Mill Lane, Arnold, Nottingham, NG5 7AU

Guide Price £270,000

About This Property

Set within the charming locality of Arnold, this 1960s detached house presents an opportunity to acquire a home with no upward chain. This property offers three bedrooms and boasts an entrance hall with durable laminate flooring, leading to an inviting open plan living space. The lounge is a cozy retreat, complete with a gas fireplace and an window that bathes the space in natural light. The dining area features French doors that open to the rear garden. The kitchen has white units, a peninsula breakfast bar, and integrated appliances including an oven, hob, and extractor. A convenient ground floor WC with a washbasin adds to the home's functionality. The upper level houses a bathroom/WC with a white suite, complemented by a shower with mixer taps. The property has combination gas central heating and UPVC double glazing. Externally, the property offers dual driveways at the front and side for parking in addition to a garage situated at the garden's rear. The garden itself features a covered patio, a modest lawn, and mature borders. Located on a peaceful cul-de-sac, away from the bustle of Cross Street and with playing fields at the back, this home offers a balance of suburban tranquility and accessibility.



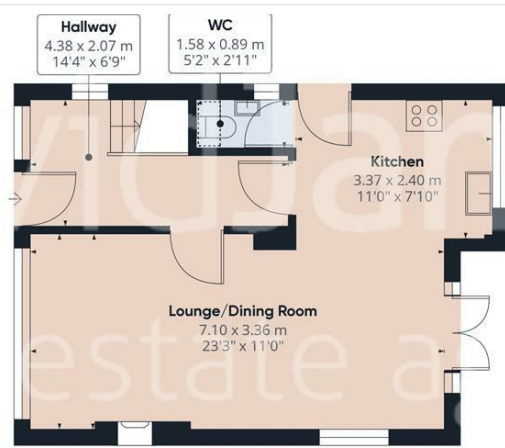
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- 1960s built detached house sold with no upward chain
- Three bedrooms
- Entrance hall with laminate flooring, open plan living area with lounge, dining area and kitchen
- Lounge area with laminate flooring, fireplace with gas fire and large window to the front elevation
- Dining area with laminate flooring and French doors to the rear garden
- Kitchen with white units, peninsular breakfast bar and integrated oven, hob and extractor, ground floor Wc with washbasin
- First floor bathroom/Wc with white suite and shower off mixer taps
- Combination gas central heating, UPVC double glazing (except ground floor Wc window)
- Driveways to both the front and side of the property providing ample off road parking, garage set to the rear of the garden
- Rear garden with covered patio area, small lawn and established borders, set on a cul-de-sac away from Cross Street with playing fields to the rear

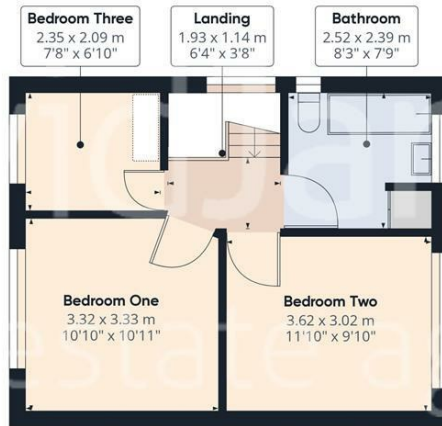


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Floor 0



Floor 1



Approximate total area*
76.67 m²
825.26 ft²

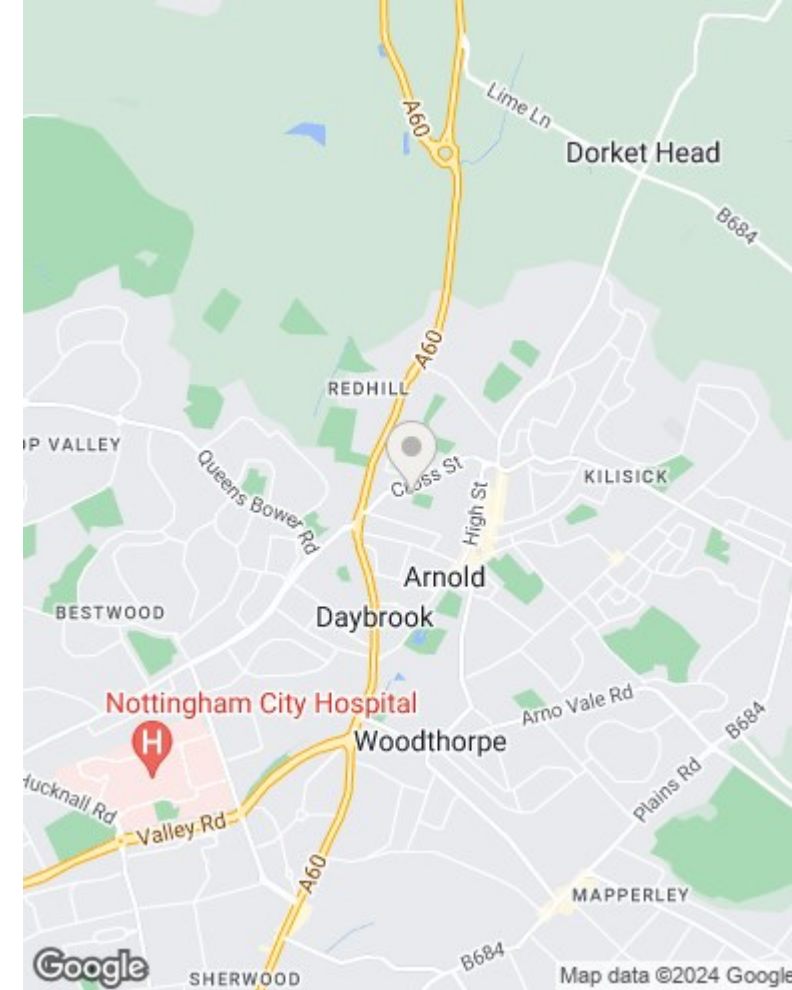
Reduced headroom
0.34 m²
3.69 ft²

(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

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