



3



1



1



D

**DavidJames**  
the estate agent

**Langford Road, Arnold, Nottingham, NG5 7HP**

**Guide Price £230,000**



# About This Property

This extended detached bungalow presents an excellent opportunity for those seeking the convenience of single-storey living and are eager to put their own personal touch on their next home! Offered to the market with the advantage of no upward chain, this property stands as a canvas ready for transformation and is situated within easy access of Arnold's amenities and bus services.

Upon entry, you're welcomed by a porch and in turn entrance hall leading to a spacious lounge/dining room which is equipped with both TV and internet access points as well as an electric fire. The adjacent fitted kitchen provides space for freestanding appliances and awaits a modern touch.

The bungalow accommodates three good-sized bedrooms, each offering ample space for personalization. The modern wet room is a notable feature and has been refitted with accessibility in mind, equipped with a rainfall-style shower, vanity storage units and a towel radiator.

Further enhancing this property's appeal is double glazing, a recently replaced roof on the flat rear extension (approximately two years ago) and a Baxi boiler installed around a year ago for added peace of mind.

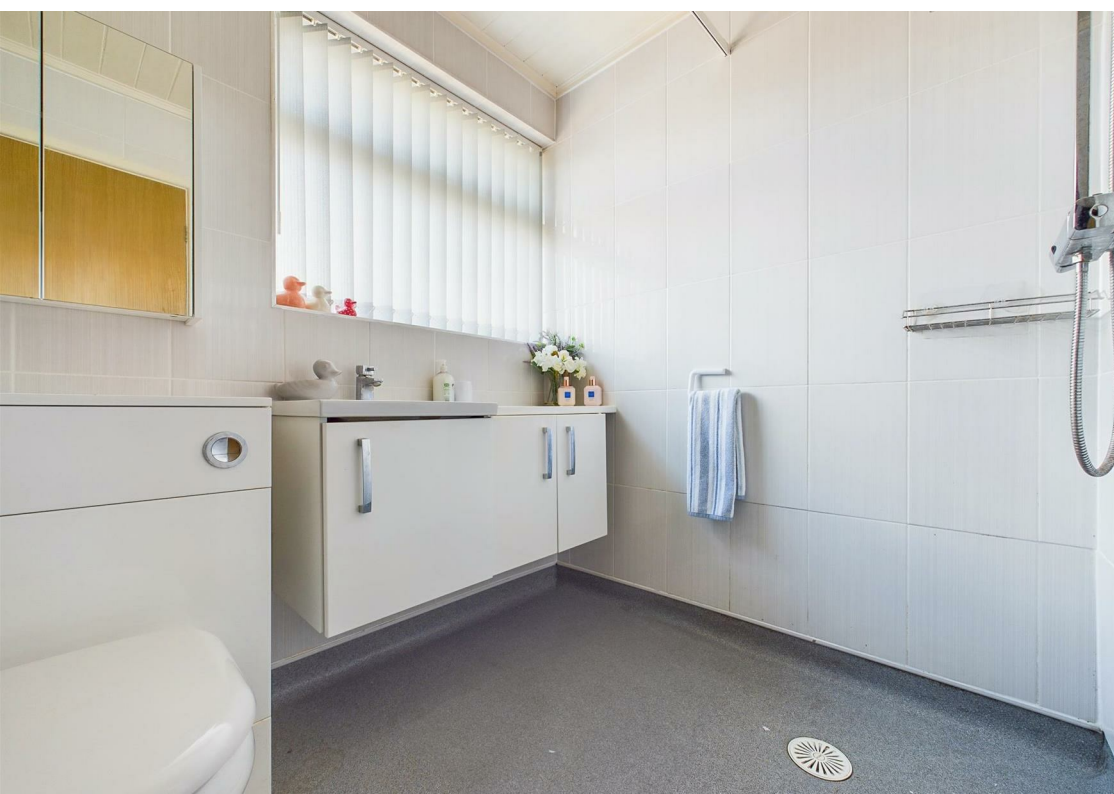
Outside, the generous south-easterly facing tiered rear garden is complete with a shed, greenhouse and an elevated patio area that takes advantage of the views available at the front of the bungalow. The driveway provides the benefit of off-street parking, subject to the simple removal of the current handrail.

This property is ideal for buyers looking for a project where they can inject their personality and create their dream home in a sought-after location. With its solid foundation and scope for modernisation, it promises to be a rewarding endeavor for those ready to undertake the journey of personalizing their next home.

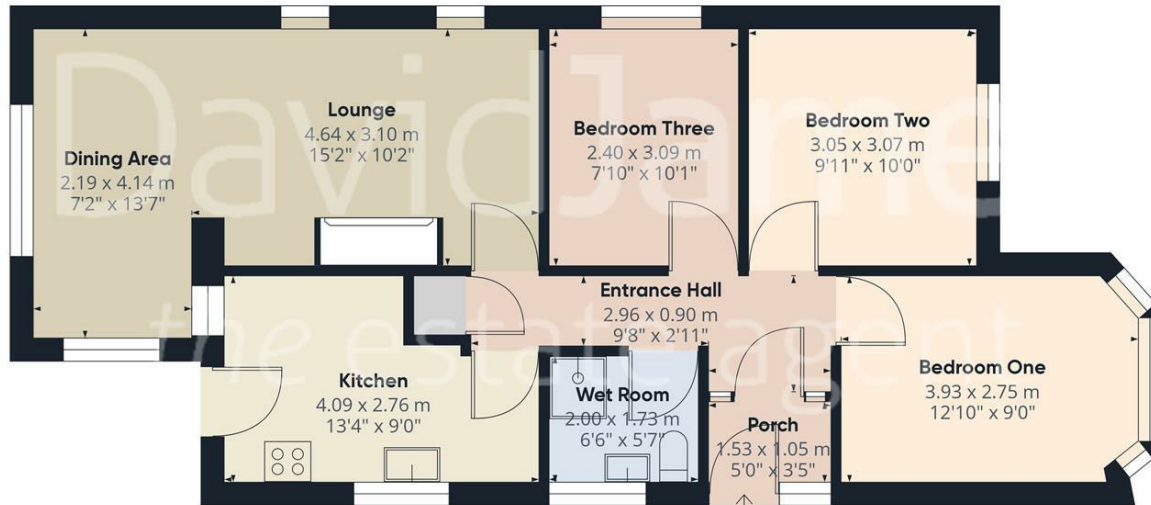


- Extended detached bungalow
- Lots of potential
- Offered to the market with no upward chain
- Ideal for those seeking single-storey living
- Spacious lounge/dining room
- Kitchen with space for freestanding appliances
- Three bedrooms
- Modern wet room with rainfall-style shower
- South-easterly facing tiered rear garden
- Driveway providing off-street parking







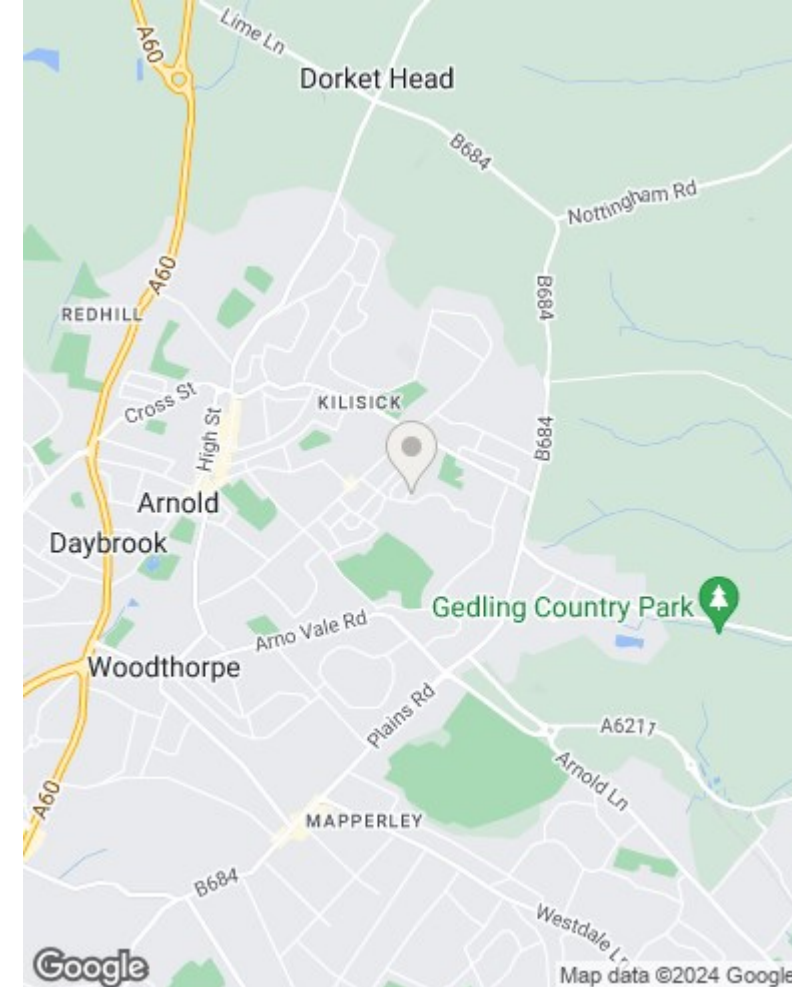


Approximate total area\*\*  
72.53 m<sup>2</sup>  
780.69 ft<sup>2</sup>

(\*) Excluding balconies and terraces

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



**Council Tax Band: C**  
**Gedling Borough Council**  
**Freehold**

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).

**DavidJames**  
the estate agent

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

naea | propertymark  
**PROTECTED**

**The Property Ombudsman**