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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.

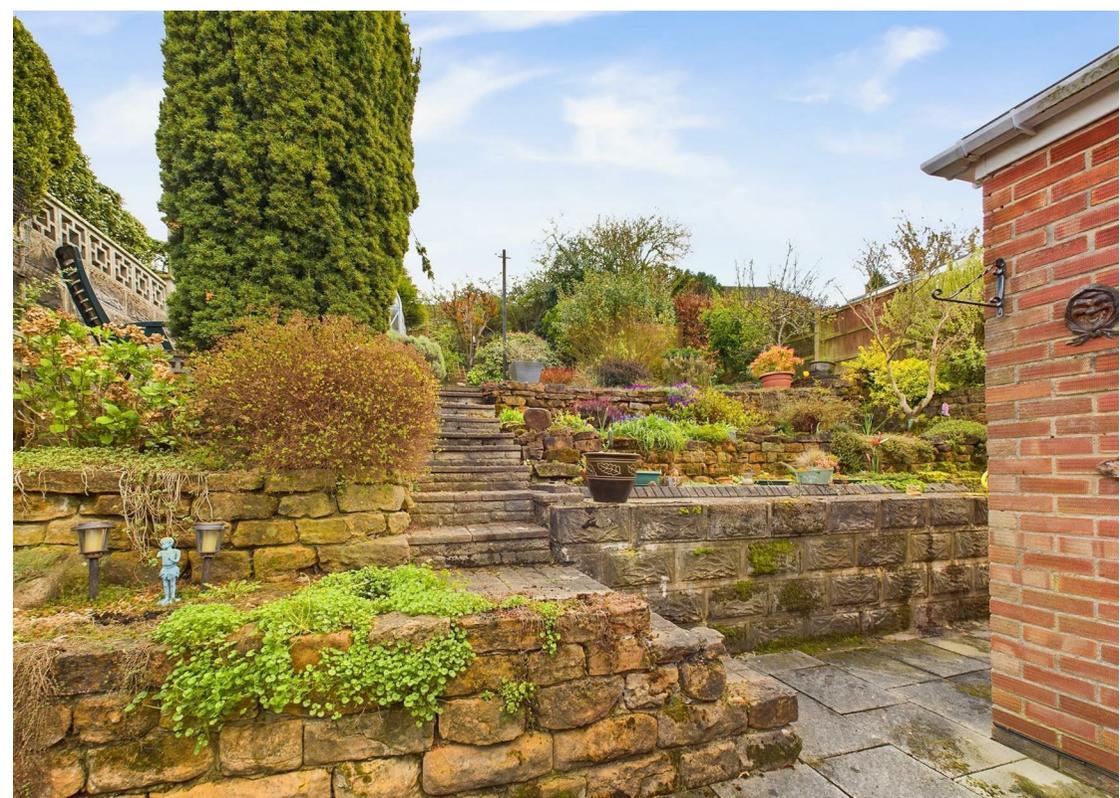
Further enhancing this property's appeal is double glazing, a recently replaced roof on the flat rear extension (approximately two years ago) and a Baxi boiler installed around a year ago for added peace of mind.

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



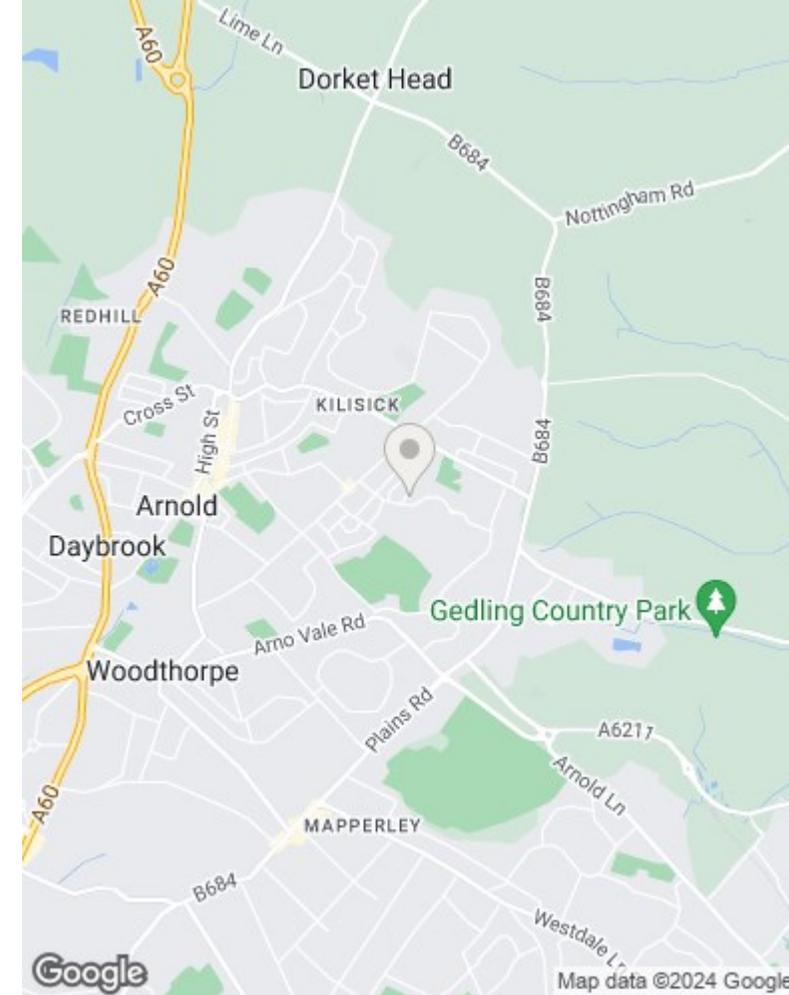


Approximate total area**
72.53 m²
780.69 ft²

(*) 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.

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Council Tax Band: C
Gedling Borough Council
Freehold

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