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DavidJames
the estate agent

Bagnall Avenue, Arnold, Nottingham, NG5 6FP

Guide Price £235,000

About This Property

This charming semi-detached residence offers a comfortable living space with three bedrooms, including two doubles and a generously sized single. The spacious lounge/dining room boasts abundant natural light from its dual aspect windows, complemented by a feature high gloss laminate floor and fireplace, creating a bright and inviting atmosphere.

The kitchen is fitted with modern beach effect units and includes integrated appliances such as an oven, hob, and extractor. A convenient utility room, with a tiled floor, provides ample space for laundry needs.

On the first floor, the bathroom/WC features contemporary white fittings, including a corner spa bath with a rainwater shower-head and adjustable shower piece, wash basin set within a vanity unit, and a dual flush WC.

Upon entering the property, you're greeted by an entrance hall with a UPVC replacement door and high gloss laminate flooring. A rear porch has an integral store with light and extractor fan.

Benefitting from UPVC sealed unit double glazing, PVC fascia and soffit boards and a combination gas boiler serving the central heating system.

Externally, a driveway offers ample off-street parking and leads to a detached concrete sectional garage. Situated on a corner plot, the property boasts well-maintained lawns and gardens to the front, side, and rear.

Offered with no onward chain, this property presents an excellent opportunity for prospective buyers seeking a comfortable and well-equipped home.

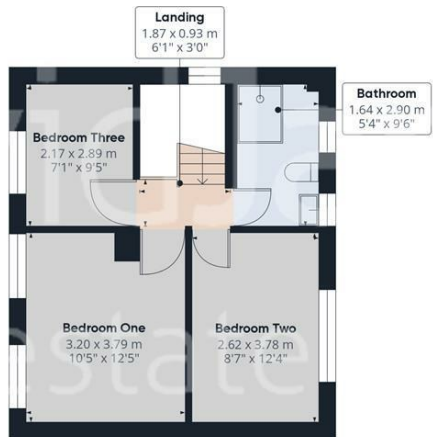
- Semi detached house
- Three bedrooms
- First floor Bathroom/WC
- Lounge/Dining Room
- Kitchen with integrated appliances
- Entrance hall and rear porch with store. PVC fascia and soffit boards
- Combination gas central heating and UPVC sealed unit double glazing
- Garage and drive provide additional parking
- Lawned corner plot
- No upward chain







Floor 0



Floor 1

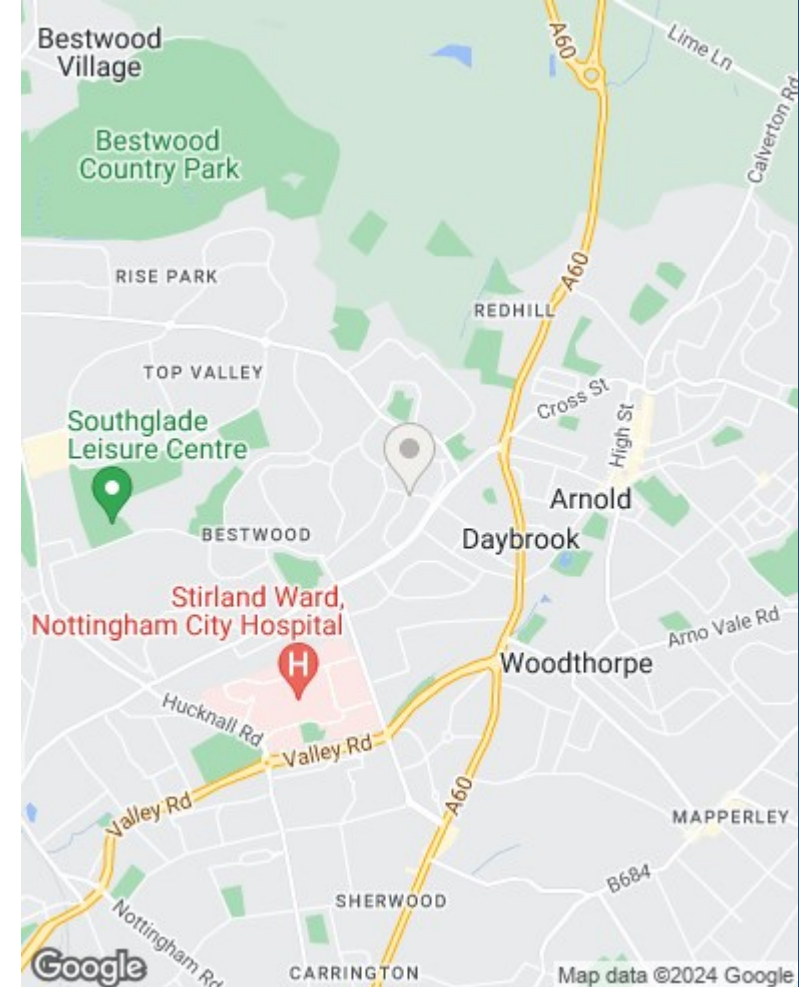


Approximate total area⁽¹⁾
76.97 m²
828.49 ft²

(1) 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: A
Gedling Borough Council
Freehold

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