



 3

 1

 1

 D

DavidJames
the estate agent

Langley Avenue, Arnold, Nottingham, NG5 6NN

Guide Price £250,000

About This Property

GUIDE PRICE £250,000 - £260,000 NO CHAIN! This semi-detached house, occupying a desirable corner plot, offers gardens to the front, side and rear. With three well-proportioned bedrooms, it's an ideal home for families or those looking to upsize.

Upon entering the property, you are welcomed into a bright entrance hall. The lounge features a bay window and a fireplace fitted with a multi-fuel burner, providing a cosy atmosphere.

The dining kitchen comes equipped with a range of panelled units and solid timber work surfaces, offering ample space for both cooking and dining. A lean-to, accessed from the kitchen, provides additional storage and a utility area.

The ground floor bathroom includes a white suite and a separate shower enclosure with a mains shower for convenience.

The house benefits from combination gas central heating, UPVC double glazing and an alarm system.

Outside, the enclosed rear garden features a lawn, a patio area perfect for outdoor dining and a large shed with potential to be used as a workshop. A driveway offers off-road parking.

The property is situated within walking distance of Arnold's bus routes and local amenities, ensuring easy access to shops, schools and transport links.



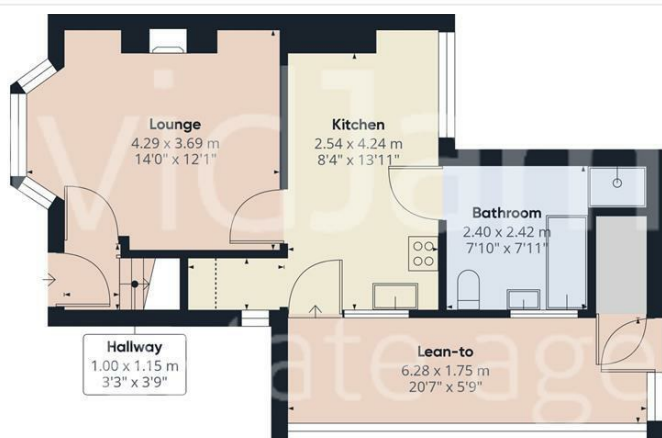
David James
the estate agent

- Semi detached house situated on a corner plot with gardens to the front, side and rear
- Sold with no upward chain
- Three bedrooms
- Lounge with fireplace with multi fuel burner and bay window to the front elevation
- Dining kitchen with a range of panelled units and solid timber work surfaces
- Ground floor bathroom/WC with white suite and separate shower enclosure with mains shower
- Lean-to (accessed from the kitchen) providing storage and a utility area
- Combination gas central heating, UPVC double glazing with composite entrance door, alarm system
- Driveway provides off road parking
- Enclosed lawned rear garden with patio area and large shed/potential workshop



David James





Floor 0



Floor 1



Approximate total area*

76.13 m²
819.46 ft²

Reduced headroom

0.38 m²
4.09 ft²

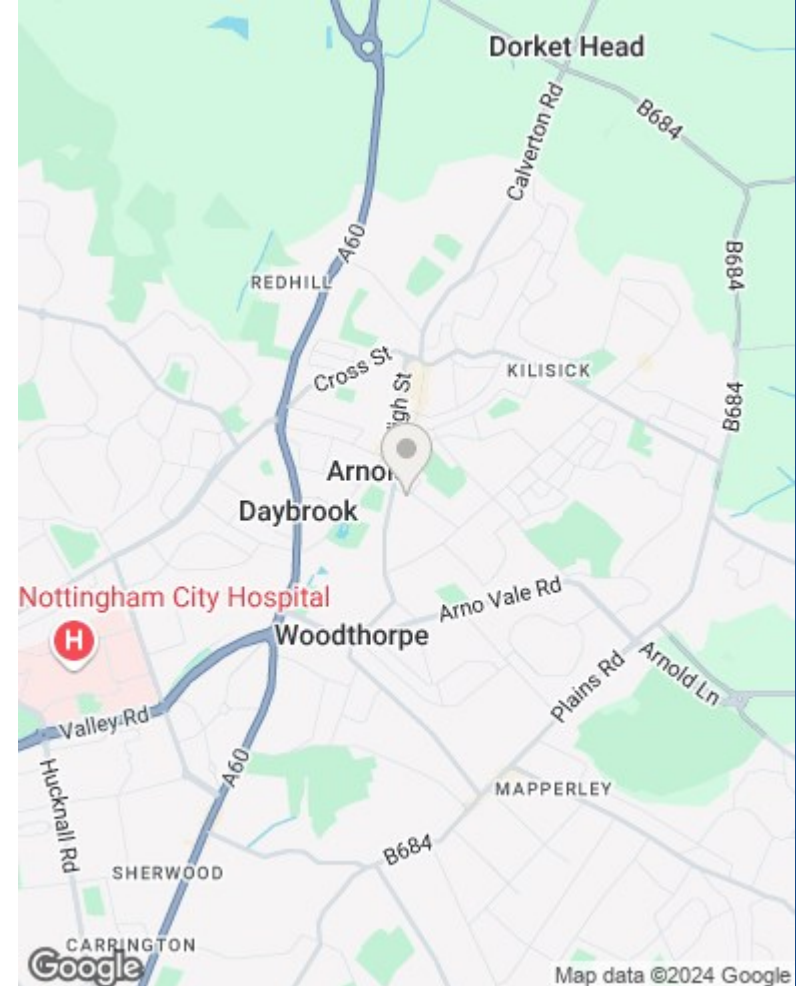
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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).

Council Tax Band: B
Gedling Borough Council
Freehold

DavidJames
the estate agent

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

