



DavidJames
the estate agent

Rosegrove Avenue, Arnold, Nottingham, NG5 8DU

Guide Price £270,000

About This Property

GUIDE PRICE £270,000 - £280,000. This detached bungalow, situated in the sought-after area of Arnold, is offered for sale with no upward chain. Boasting three bedrooms, the property has been tastefully redecorated with new floor coverings throughout, providing a fresh and modern feel.

Upon entering through the side elevation, you are greeted by an inviting entrance hall with durable tiled flooring. The lounge/dining room, located at the front of the home, features a large picture window that floods the space with natural light, creating a bright and airy atmosphere.

The kitchen is equipped with sleek white gloss finish units and laminate flooring, complemented by a range of integrated appliances, including an oven, hob, extractor, fridge/freezer and dishwasher, offering convenience.

The modern bathroom is fully tiled and includes a white suite, with a washbasin set to a vanity unit for additional storage, and a mains shower over the bath.

Additional features include combination gas central heating and UPVC double glazing, ensuring comfort and energy efficiency throughout the year.

Externally, the property benefits from a double width block paved driveway, providing ample off-road parking. The tiered rear garden offers a blend of rockery borders, a lawned area and a decked section, perfect for outdoor relaxation and entertaining.

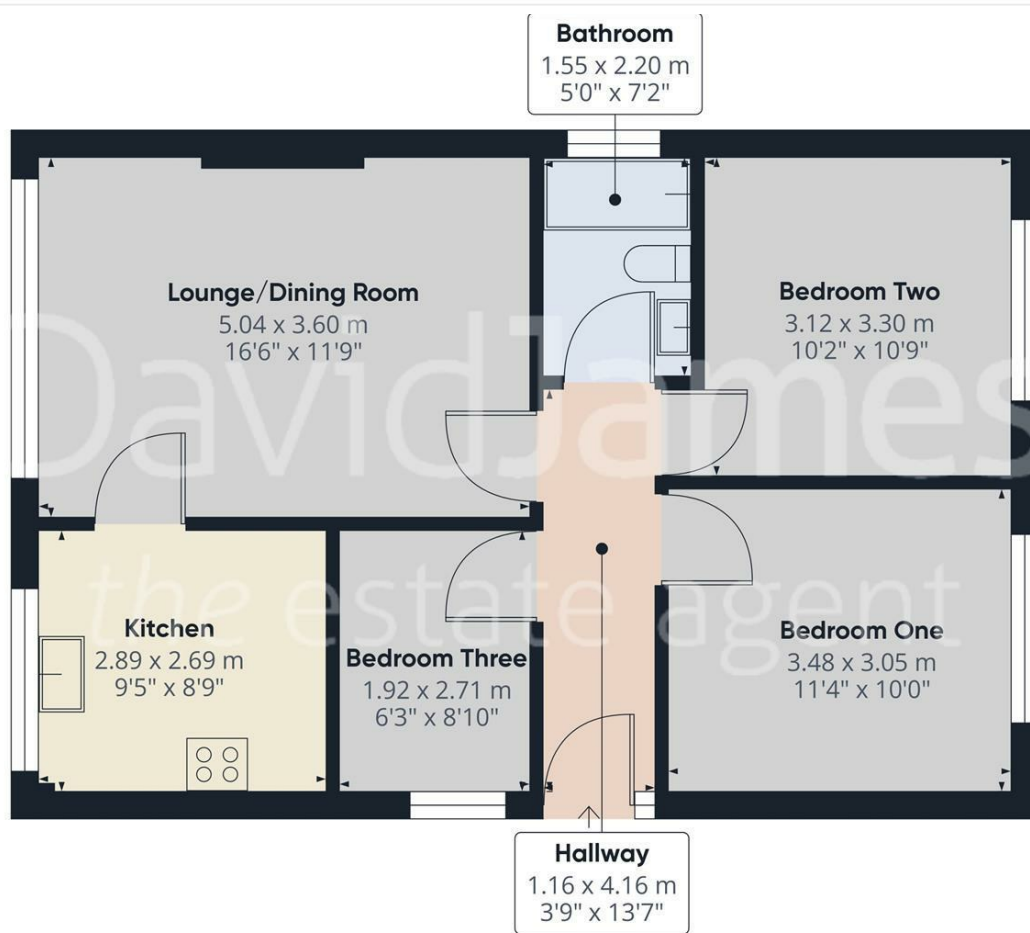
This property is ideal for those seeking a move-in ready home in a popular location, with the added benefit of no upward chain.



- Refurbished detached bungalow sold with no upward chain
- Three bedrooms
- Entrance hall, accessed to the side elevation, with tiled flooring
- Lounge/dining room with picture window to the front elevation
- Kitchen with white gloss finish units, laminate flooring and integrated oven, hob, extractor, fridge/freezer and dishwasher
- Modern fully tiled bathroom/WC with white suite, washbasin set to a vanity unit with storage and mains shower to the bath
- Combination gas central heating, UPVC double glazing
- Redecorated with new floor coverings throughout
- Double width block paved driveway provides off road parking
- Tiered rear garden with rockery borders, lawned area and decked area







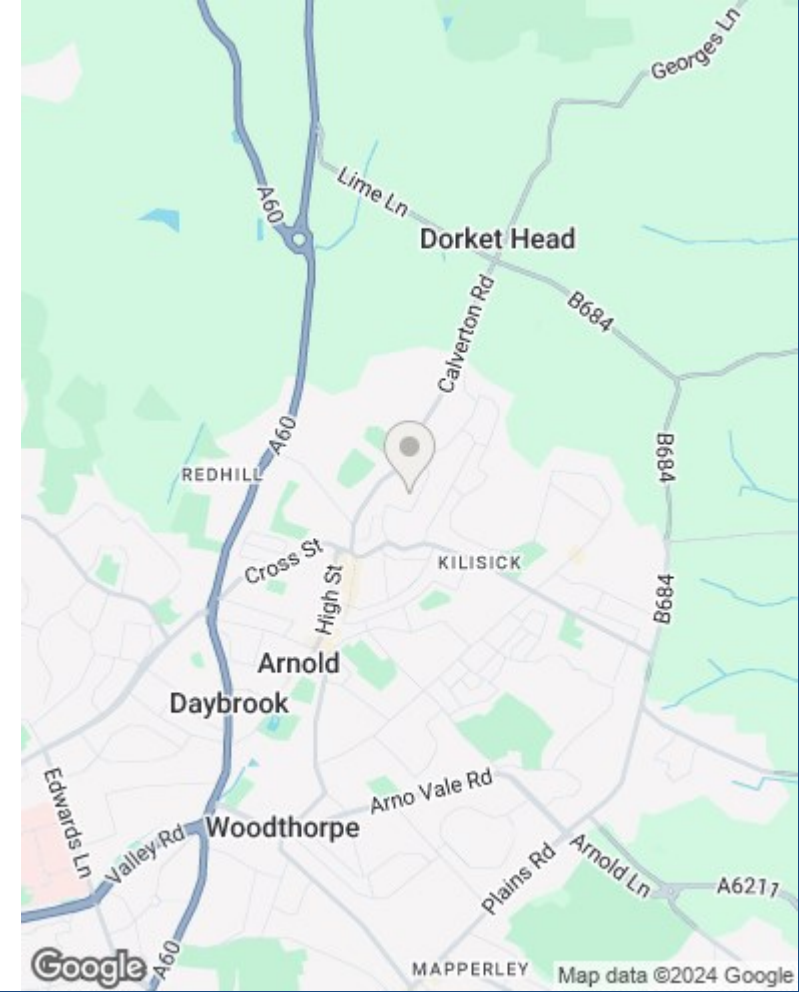
Approximate total area*
61.5 m²
661.98 ft²

(*) 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.

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

