



26 Sloethorne Gardens, Arnold – NG5 8NX

Guide Price £200,000

DavidJames
the estate agent



26 Sloethorne Gardens

Arnold, Nottingham

Welcoming family home with bright lounge, superb dining kitchen, 3 beds and well-appointed bathroom. A short walk from the stunning Gedling Country Park and close to Arnold's amenities. A must view!

Council Tax band: A

Tenure: Freehold

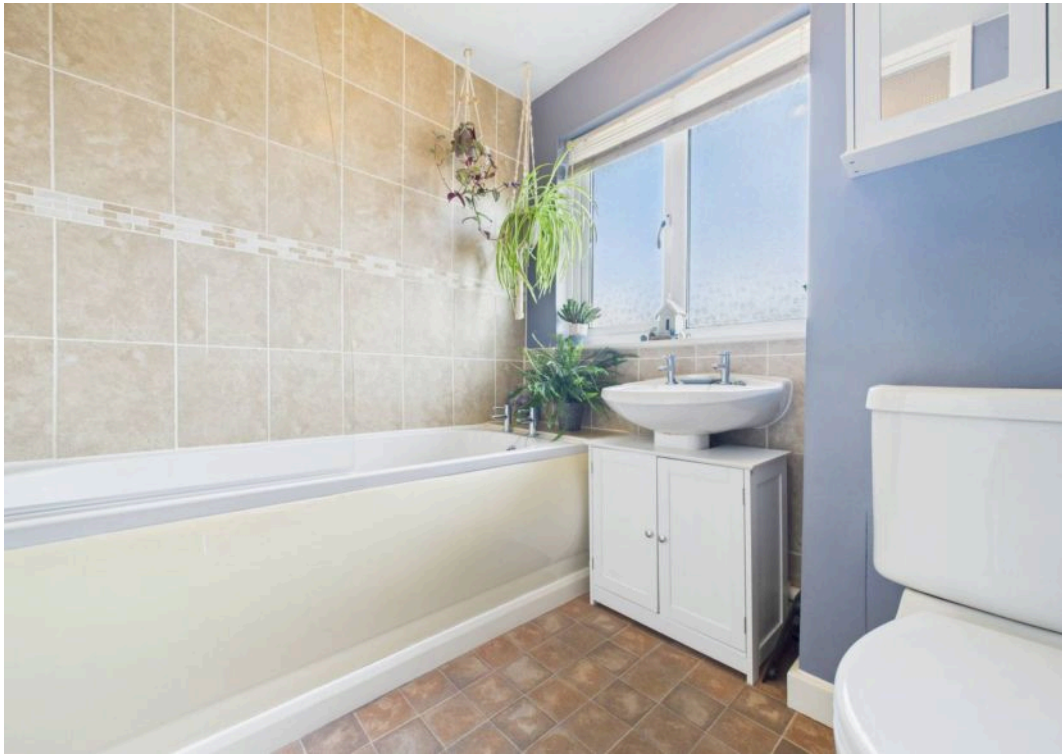
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Well-presented family home
- A short walk from the stunning nearby Bestwood Country Park
- Within easy reach of Arnold's amenities, variety of schools and frequent bus services
- Welcoming lounge with dual-aspect windows
- Dining kitchen with cream units, walnut-effect worktops and a range of integrated appliances
- Three first floor bedrooms (including two double bedrooms)
- Well-appointed family bathroom with a three-piece white suite
- Partially-boarded loft with fixed ladder access for useful storage
- Gas central heating and double glazing
- Generous and enclosed south-westerly facing rear garden with lawn, patio area and a shed









Floor 0



Floor 1

Approximate total area⁽¹⁾

81.45 m²

876.72 ft²

Reduced headroom

1.28 m²

13.74 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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