



**22c Duke Street, Arnold – NG5 6GQ**

Guide Price **£250,000**

**DavidJames**  
the estate agent





## 22c Duke Street

Arnold, Nottingham

Detached bungalow in sought-after location, two double bedrooms, lounge with fireplace, spacious kitchen, bathroom, tandem driveway, garage, tranquil garden. Ideal home for comfort and convenience.

Council Tax band: C

Tenure: Freehold

- Detached bungalow sold with no upward chain
- Lounge with fireplace and gas fire as well as patio doors to the rear garden
- Spacious dining kitchen with tiled flooring and integrated oven, hob and extractor
- Fully tiled bathroom with white suite and electric shower, separate Wc
- Combination gas central heating, double glazing
- Tandem driveway provides off road parking for two vehicles
- Garage with electric door and newly installed felt roof
- Low maintenance rear garden with two patio areas and space for a greenhouse, part summerhouse/part shed installed approx. 2 years ago
- In walking distance of supermarkets and Arnold's amenities











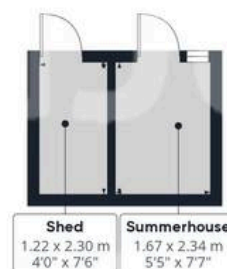


Floor 0 Building 1

Approximate total area<sup>(1)</sup>

86.9 m<sup>2</sup>

935.38 ft<sup>2</sup>



Floor 0 Building 2

(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.

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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## David James Estate Agents

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