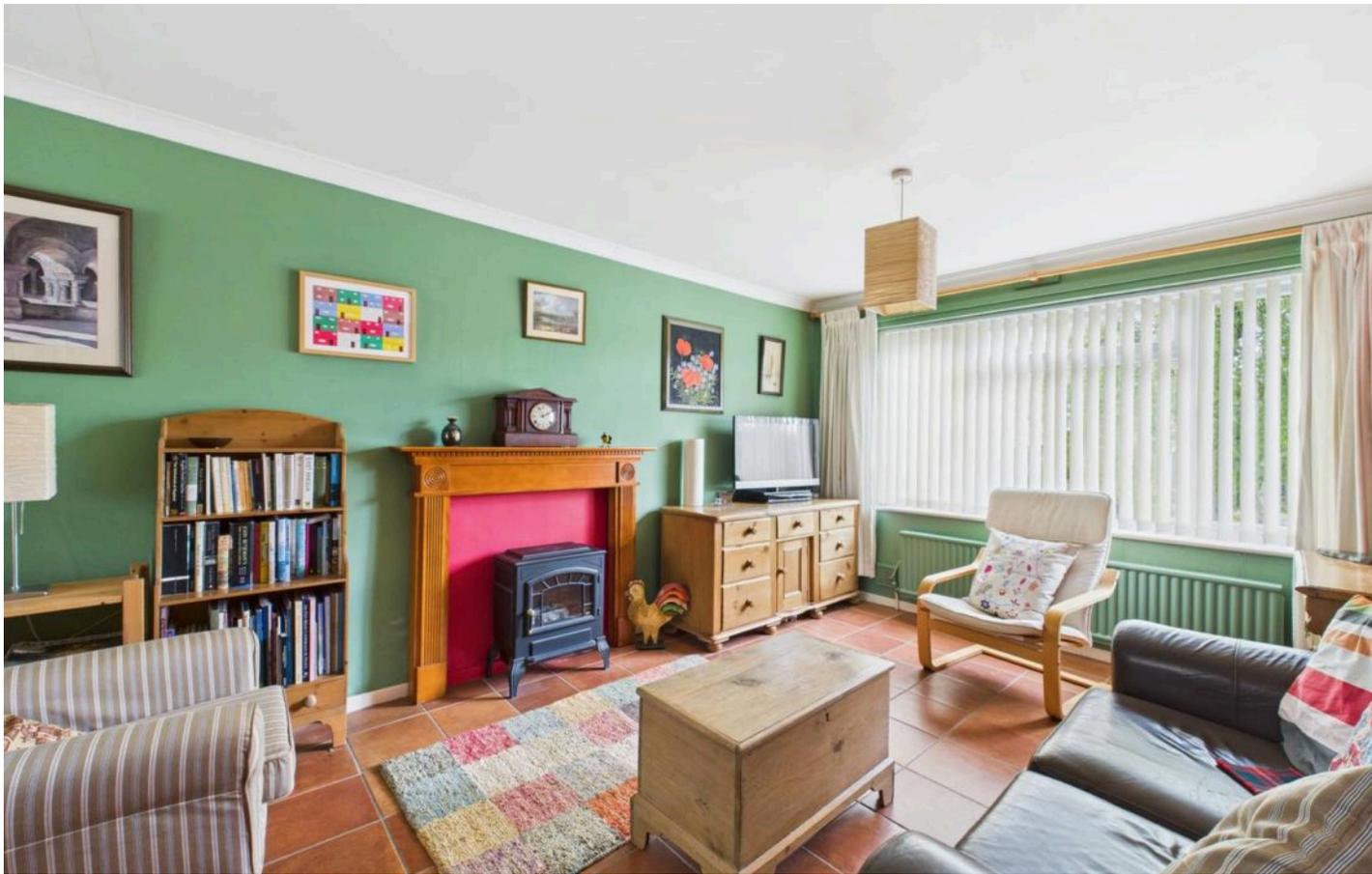




3 Aviemore Close, Arnold - NG5 8QW

Guide Price £325,000

DavidJames
the estate agent



3 Aviemore Close

Arnold, Nottingham

4-bed detached house in quiet cul-de-sac, offered with no chain! Spacious lounge/dining, kitchen and a versatile office/bed 5. Lawned garden, garage and driveway - all close to Arnold's amenities!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

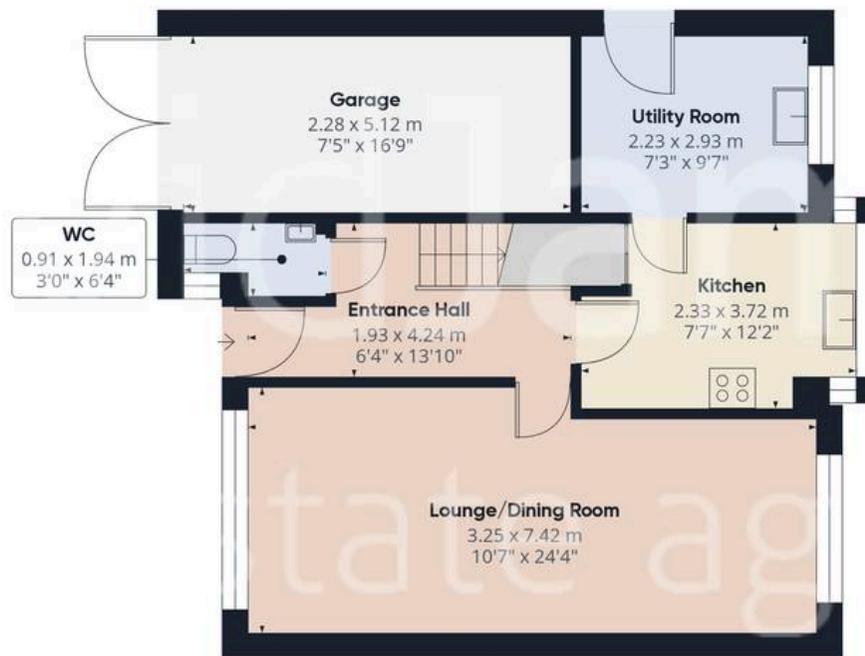
EPC Environmental Impact Rating: D

- Extended 4 bedroom detached house with no upward chain
- Situated within a cul-de-sac, ideally placed to take advantage of Arnolds excellent amenities
- Entrance hall with cloakroom/WC and alarm system
- Spacious lounge/dining room with feature fireplace
- Modern kitchen with integrated appliances and a good sized well fitted utility room
- First floor office with potential to be fifth bedroom if required
- First floor shower room/WC with a modern white suite, double width shower cubicle and electric shower
- Solar PV panels providing reduced electricity costs, gas central heating and UPVC double glazing
- Established lawned rear garden with block paved patio
- Double width block paved drive provides access to an integral garage









Floor 0

Approximate total area⁽¹⁾

111.49 m²

1200.07 ft²



Floor 1

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.