



25 Arndale Road, Nottingham – NG5 3GT

Guide Price £290,000 – £300,000

DavidJames
the estate agent



25 Arndale Road

Nottingham, Nottingham

GUIDE PRICE £290,000–£300,000 Detached 2 bed bungalow available with no chain – ideal for those seeking single-storey living and close to local amenities, buses and Nottingham City Hospital!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Traditional detached bungalow located in a quiet, private setting with mature landscaping- available with no upward chain
- Front and rear porch, garage, and garden store provide practical outdoor space
- Bright and spacious lounge/dining room with feature fireplace leading to conservatory
- Kitchen with stone-effect worktops, fitted units, tiled splash-back, and garden views
- Two generous double bedrooms
- Private driveway through double wrought iron gates leading to integral garage & garden store
- Established rear garden featuring raised patio, lawn, mature trees, planting and greenhouse
- Combination gas central heating. UPVC double glazing. Alarm & CCTV
- Close to a wide range of local amenities and public transport links







Approximate total area⁽¹⁾
104.7 m²
1126 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

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.