



20 Gleneagles Drive, Arnold – NG5 8QQ

Guide Price **£195,000**

DavidJames
the estate agent



20 Gleneagles Drive

Arnold, Nottingham

NO CHAIN! Well-presented 2 double bed mid-townhouse with stylish dining/kitchen & bathroom! Ideal for first-time buyers, downsizers or investors and close to Arnold's amenities & frequent bus links!

Council Tax band: B

Tenure: Freehold

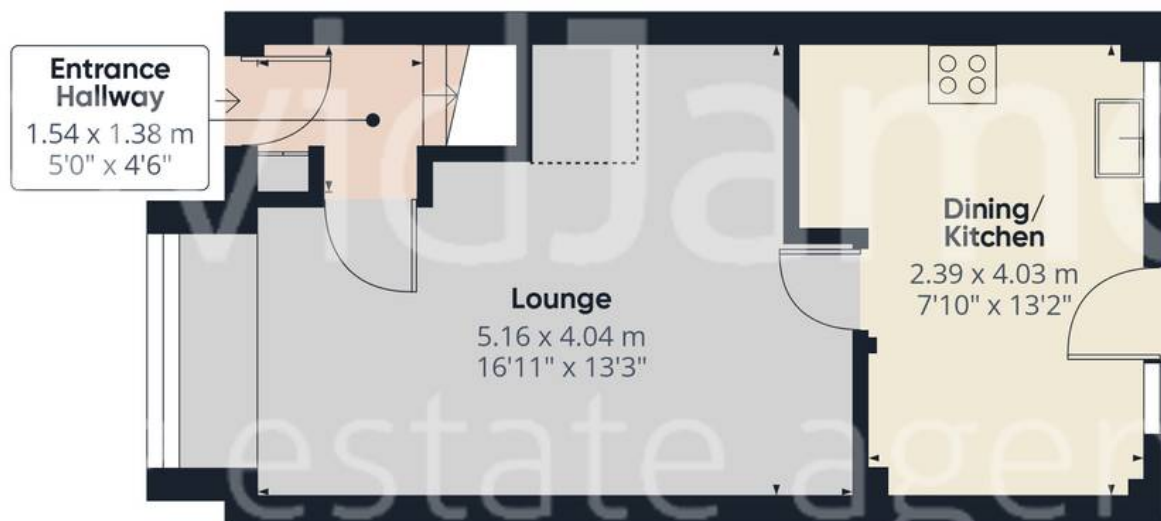
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

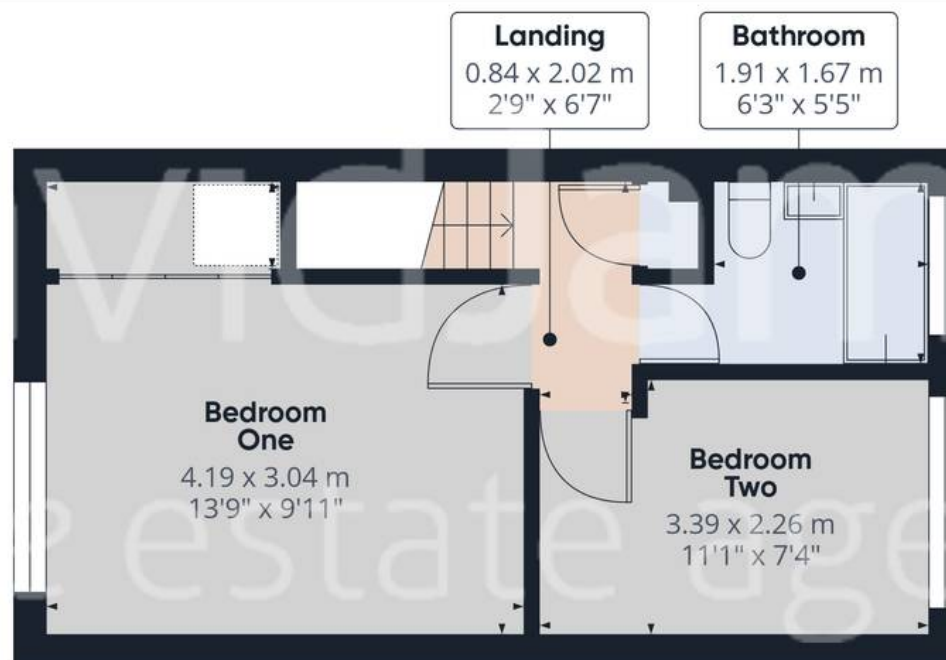
- Well-presented mid-townhouse with no upward chain
- Ideal for first-time buyers or investors
- Arnold's shops, supermarkets, local parks and frequent bus services all located close by
- Spacious lounge with feature electric fire and bay window
- Stylish dining/kitchen with fitted units, range of integrated appliances and space for a table and chairs
- Two well-proportioned double bedrooms (main bedroom with built-in wardrobe)
- Modern fully tiled three-piece bathroom suite with vanity sink
- Gas central heating and UPVC glazing
- Low maintenance westerly-facing rear garden with paving and decked area
- Gated rear access to allocated area with off street parking for one vehicle







Floor 0



Floor 1

Approximate total area⁽¹⁾

59.5 m²

640 ft²

Reduced headroom

0.8 m²

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

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

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