



111 Edison Way, Arnold – NG5 7NE

Guide Price £295,000

DavidJames
the estate agent



111 Edison Way

Arnold, Nottingham

Modern 4-bed townhouse conveniently positioned for access to Arnold/Mapperley amenities! Bright lounge/diner, fitted kitchen, bathroom and a dual-access en-suite plus an enclosed garden and parking!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern three-storey townhouse
- A short walk from frequent bus services to Arnold, Nottingham City Centre and the surrounding areas
- Entrance hall with a convenient downstairs cloakroom/WC
- Bright lounge/dining room with French door garden access
- Fitted kitchen with integrated cooking appliances
- Four versatile bedrooms set across the first and second floors
- Main family bathroom with a three-piece white suite
- Dual access Jack and Jill en-suite off bedrooms one and three
- Low-maintenance enclosed garden with an initial patio seating area
- Allocated car parking space





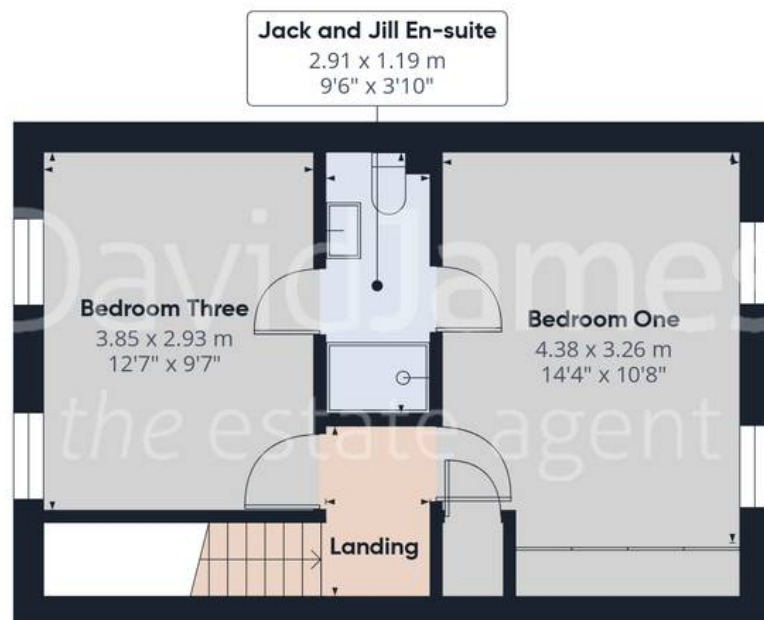




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

102.6 m²

1103 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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