







- Well-presented first floor maisonette
- Two well-appointed bedrooms
- Private ground floor entrance
- Spacious lounge/dining room
- Kitchen with appliances
- Modern four-piece suite bathroom
- UPVC double glazing, gas central heating
- Low maintenance front garden
- Garage in a block to the rear
- Within walking distance to Arnold's fantastic amenities

## **About This Property**

Welcome to this well-presented first floor maisonette in Arnold! Offering a private ground floor entrance, stairs lead to a bright hallway and into a spacious lounge/dining room, a kitchen equipped with appliances, two wellappointed bedrooms and a contemporary four-piece suite bathroom. Outside is a charming low maintenance front garden and a garage in a block to the rear. Situated within walking distance to Arnold's fantastic amenities, this property offers both comfort and convenience in a desirable location.

## **TENANCY DETAILS**

Available From: NOW Tenancy Term: Minimum 6 months Furnishing: Unfurnished (with the exception of white goods and wardrobes/drawers in the bedrooms) EPC Rating: C Council Band: A Pets: Not permitted







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## Council Tax Band: A Gedling Borough Council

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