



**120 Gedling Road, Arnold – NG5 6NW**

Guide Price **£250,000**

**DavidJames**  
the estate agent



## 120 Gedling Road

Arnold, Nottingham

NO CHAIN! Beautifully-presented 3 double bedroom mid-townhouse offering a good-sized lounge, modern kitchen and impressive main bedroom suite plus a southerly-facing garden, parking area and garage!

Council Tax band: C

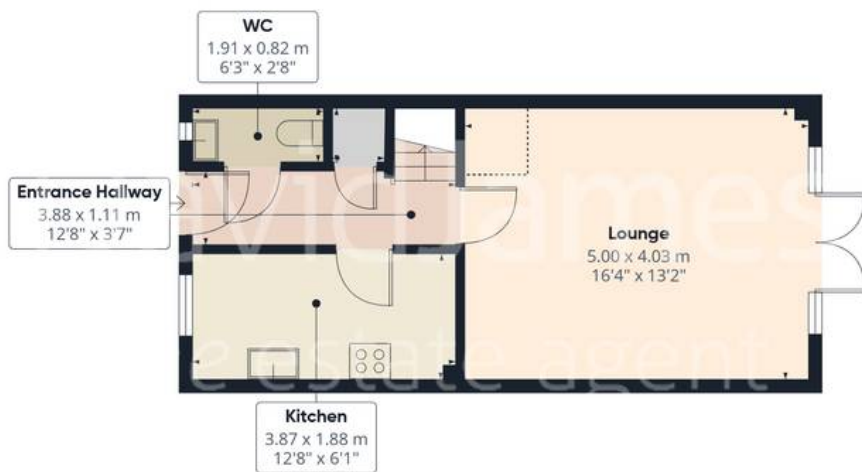
Tenure: Freehold

- Modern three-storey townhouse
- Offered to the market with no upward chain
- Within walking distance of Arnold's amenities and public transport links
- Welcoming entrance hall with a convenient cloakroom/WC
- Bright and spacious lounge with a feature electric fire and French doors
- Modern kitchen with wood-finish units and integrated cooking appliances
- Three double bedrooms (impressive top floor main bedroom with a private en-suite and dressing room)
- First floor three-piece family bathroom
- South-westerly facing lawned rear garden with patio seating space
- Off-street parking and garage to the rear providing convenient off-street parking

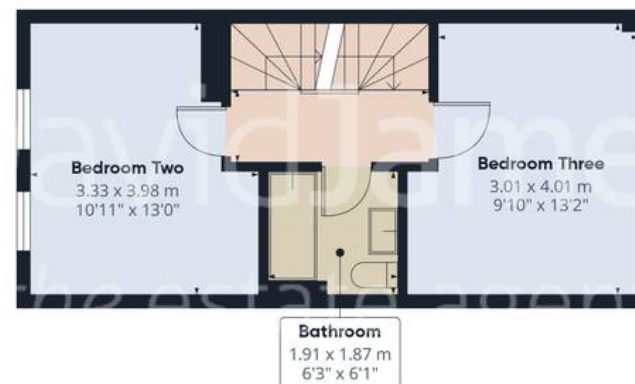








Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

106.3 m<sup>2</sup>

1146 ft<sup>2</sup>

**Reduced headroom**

2.6 m<sup>2</sup>

28 ft<sup>2</sup>

(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.

GIRAFFE360



## David James Estate Agents

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