



2 Aviemore Close, Arnold – NG5 8QW

Guide Price **£300,000**

DavidJames
the estate agent



2 Aviemore Close

Arnold, Nottingham

GUIDE PRICE £300,000 – £325,000 Well-presented and extended 3 bed detached home in a cul-de-sac close to both Arnold and Mapperley's amenities! Lounge/diner, kitchen, superb shower room and a southerly-facing garden plus parking!

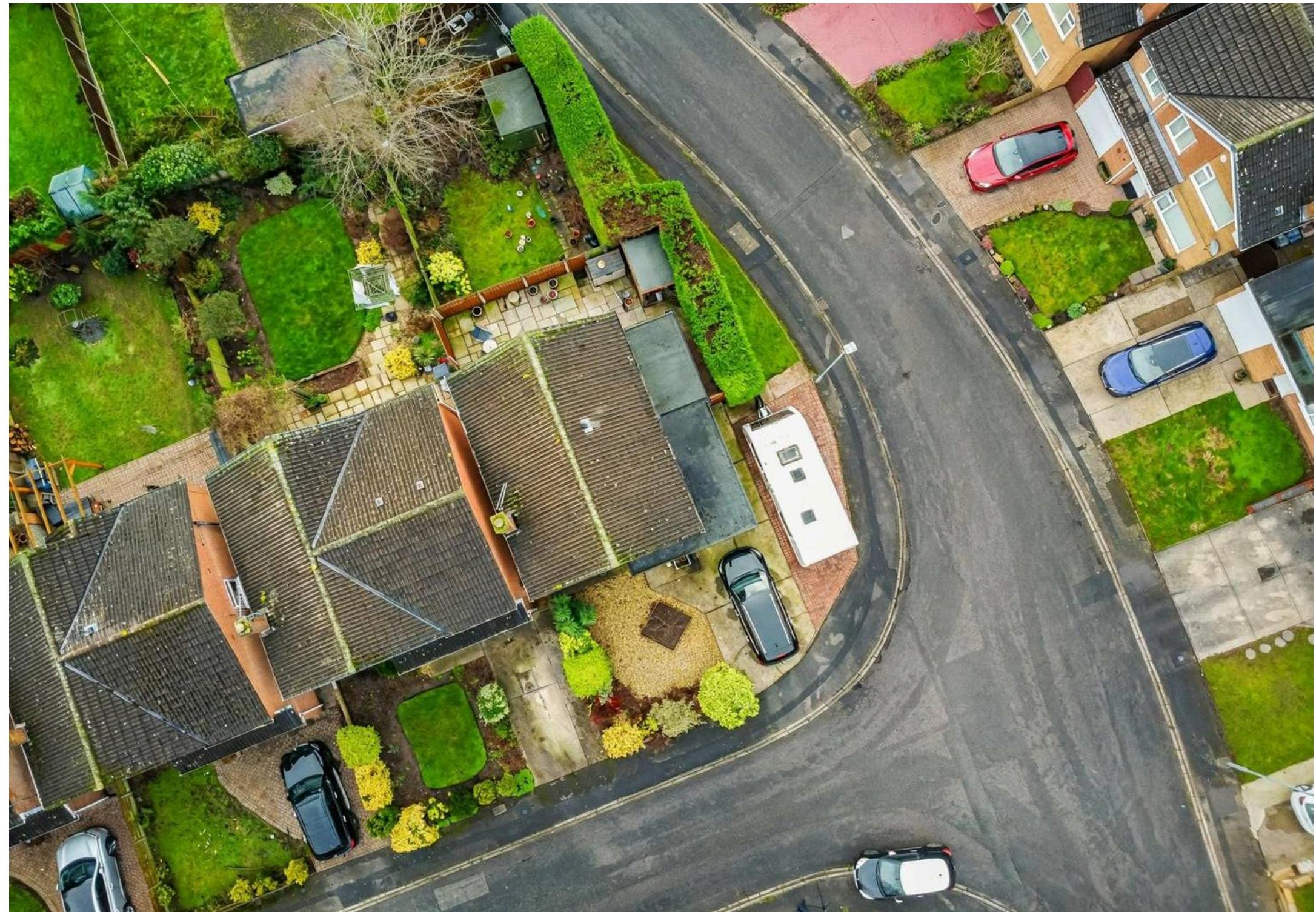
Council Tax band: C

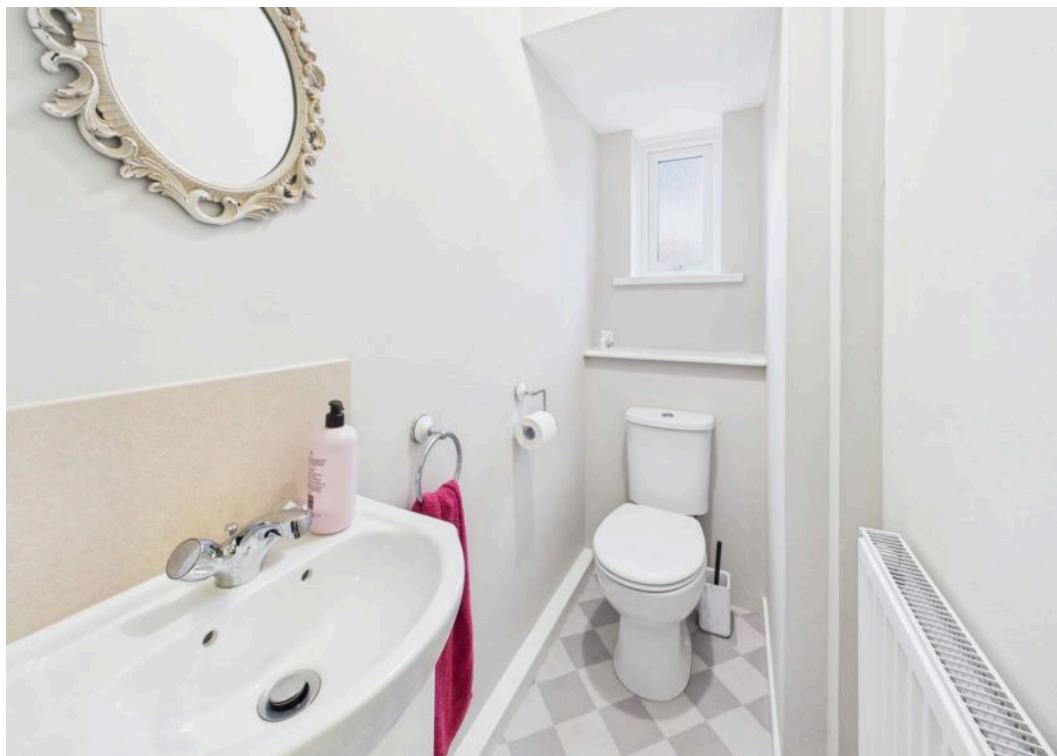
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended detached family home
- Desirable corner plot position in a quiet cul-de-sac
- Close to both Arnold and Mapperley's excellent range of amenities, schools and frequent bus services
- Welcoming entrance hall with a convenient cloakroom/WC
- Bright and neutrally-decorated lounge/dining room featuring soft carpeting and an attractive fireplace
- Superb open plan dining kitchen with cream shaker units, integrated appliances and French doors
- Three bedrooms (including two good-sized double rooms)
- Contemporary shower room with a white suite, walk-in enclosure and heated towel rail
- Low-maintenance and southerly-facing garden with a feature patio area, lawned garden and mature planting
- Parking for three vehicles plus a single garage







Floor 1

(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.



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