



103 Gedling Road, Arnold – NG5 6NR

Guide Price **£250,000**

DavidJames
the estate agent



103 Gedling Road

Arnold, Nottingham

Beautifully-presented 3 bed semi-detached home within walking distance of Arnold's amenities! Lounge, dining kitchen and sun room plus a modern bathroom and superb landscaped rear garden!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

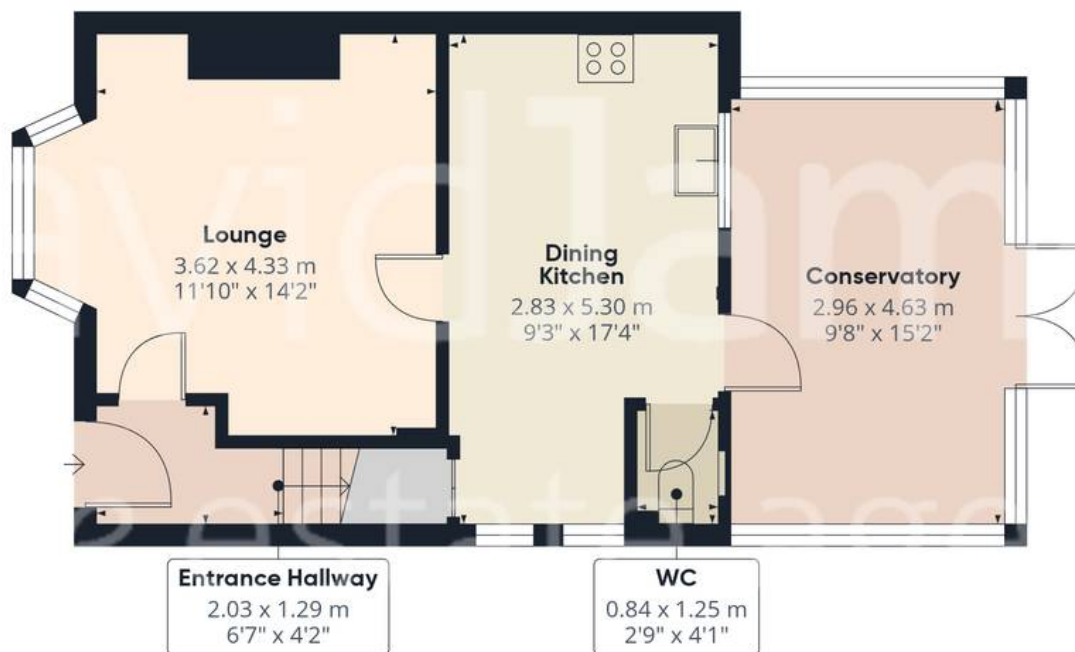
EPC Environmental Impact Rating: E

- Beautifully presented semi-detached family home
- Thoughtfully modernised under the current ownership
- Convenient location within walking distance of Arnold's amenities, schools and excellent transport links
- Bright and spacious lounge with a feature bay window and decorative fireplace
- Open-plan dining kitchen with fitted units, integrated appliances and timber worktops
- Versatile sun room with garden views and French doors
- Three well-proportioned bedrooms (all with wardrobes)
- Stylish and contemporary bathroom with a feature over-bath rainfall shower
- Impressive and generous rear garden with patio, lawn and a raised decked seating terrace
- Off-road hardstanding potential to the front









Floor 0

Approximate total area⁽¹⁾

78.6 m²

846 ft²



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.

GIRAFFE360





David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

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

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.