



32 Gedling Road, Arnold – NG5 6NW

Guide Price **£120,000**

DavidJames
the estate agent



32 Gedling Road

Arnold, Nottingham

NO CHAIN WITH LOTS OF POTENTIAL! Ground floor maisonette on private road in walking distance of Arnold's amenities & bus links. Two double beds, lounge/dining room alongside garden & garage en bloc.

Council Tax band: A

Tenure: Leasehold

- Ground floor maisonette conveniently located on a private road
- Exciting opportunity to modernise and personalise with no chain
- In walking distance of Arnold amenities, shops and bus links
- Perfect purchase for first-time buyers, downsizers or investors
- Spacious lounge/dining room with direct access to the front garden
- Fitted kitchen with base and wall units plus space for freestanding appliances
- Two well-proportioned double bedrooms (main bedroom with fitted wardrobes)
- Fully tiled white bathroom suite with double ended bath and electric shower
- Fully enclosed side garden for perfect for relaxing or entertaining
- Garage in a block providing secure parking or useful storage space







Approximate total area⁽¹⁾

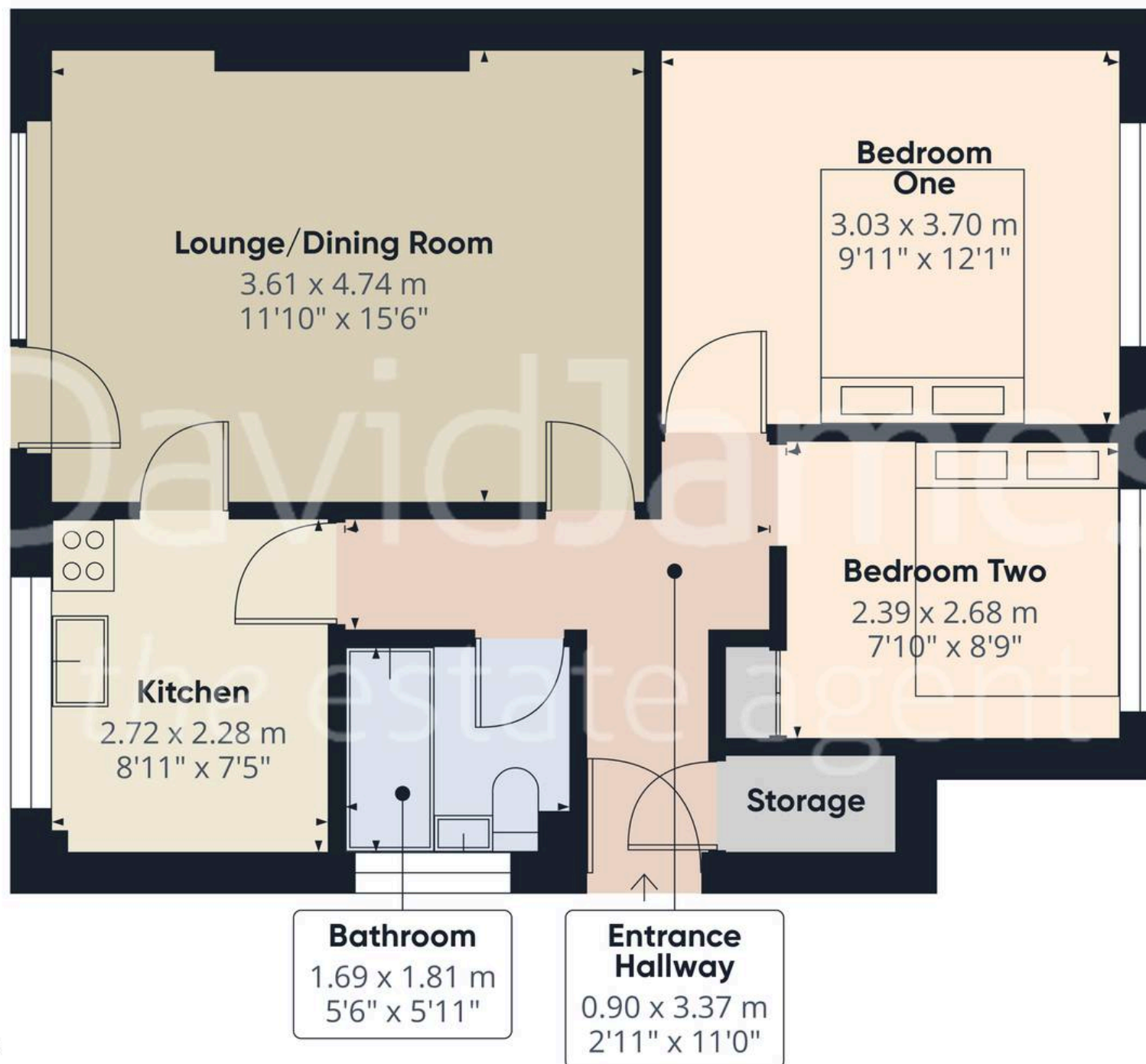
51.7 m²

556 ft²

(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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