



13 Graveney Gardens, Arnold – NG5 6QW

Guide Price £230,000 – £240,000

DavidJames
the estate agent



13 Graveney Gardens

Arnold, Nottingham

GUIDE PRICE £230,000-£240,000 Superb 3 bed end terrace family home close to both Mapperley and Arnold's amenities! Lounge, dining kitchen, stylish bathroom plus a southerly garden and parking!

Council Tax band: B

Tenure: Freehold

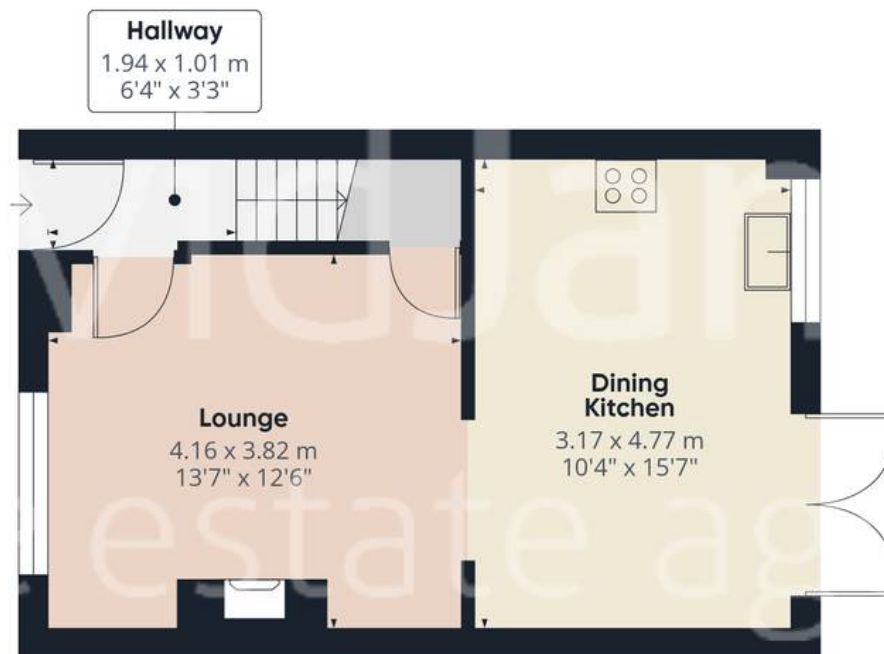
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Beautifully-presented end terrace family home
- Set back from the roadside along a peaceful pedestrian walkway
- Ideal for families or first-time buyers looking to step on the property ladder
- Ideally positioned for access to both Arnold and Mapperley's amenities, schools and transport links
- Bright and spacious front-facing lounge
- Superb open-plan dining kitchen with modern fitted units and French doors
- Three well-proportioned first floor bedrooms
- Stylish first floor bathroom with a three-piece suite and rainfall-style overbath shower
- Southerly-facing lawned rear garden with feature patio seating spaces
- Off-street parking to the rear for multiple vehicles





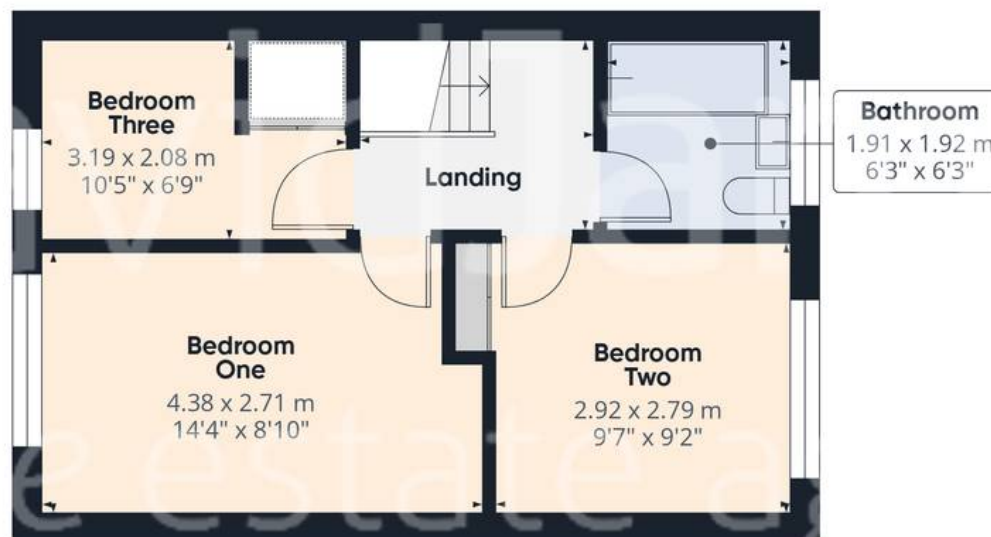


Floor 0

Approximate total area⁽¹⁾

67.6 m²

728 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.

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