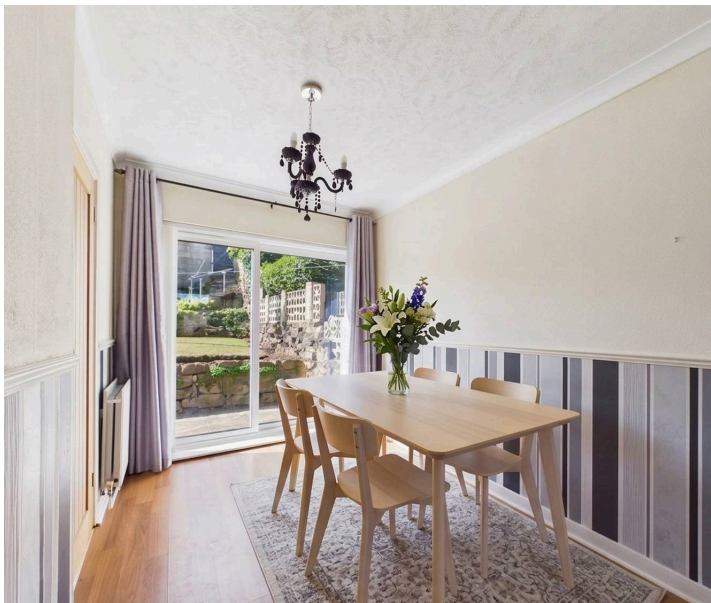




11 Arnold Lane, Gedling – NG4 4HA

Guide Price **£200,000**

DavidJames
the estate agent



11 Arnold Lane

Gedling, Nottingham

NO CHAIN! 3 bed semi-detached home with excellent views over the local area and the All Hallows spire! Lounge/dining room, kitchen and modern shower room plus a southerly garden and rear garage!

Council Tax band: B

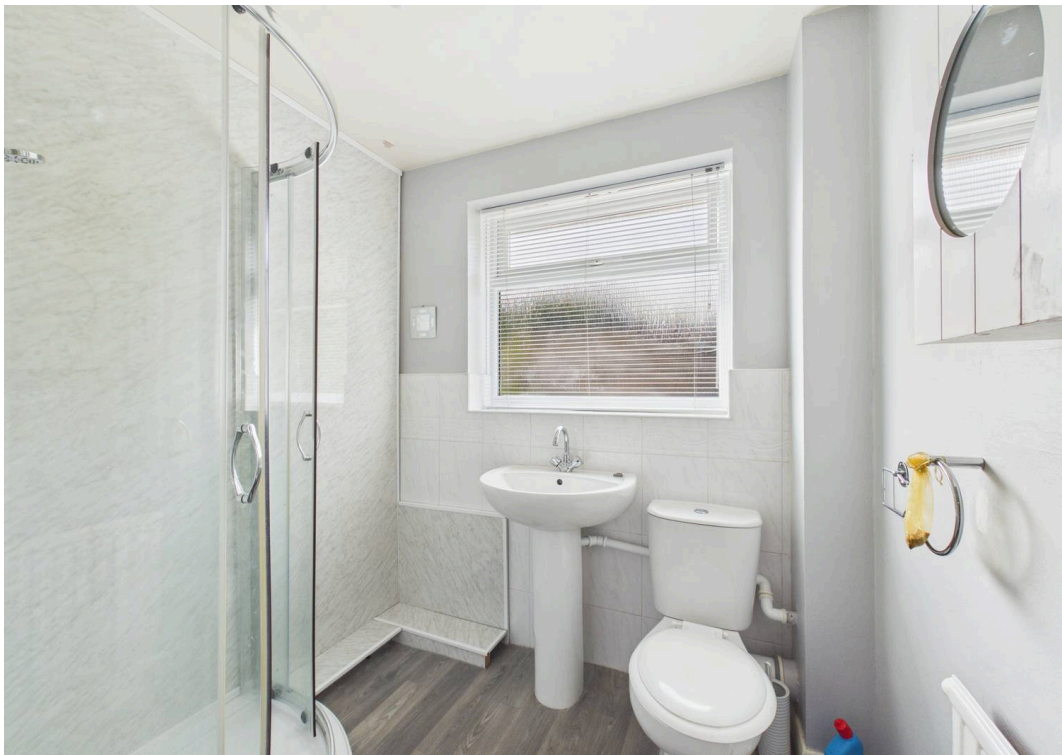
Tenure: Freehold

- Semi-detached family home
- Offered to the market with no upward chain
- Close to Gedling's range of local shops, transport links and schools
- Elevated position with excellent views over the local area and the All Hallows Church spire
- Bright dual-aspect L-shaped lounge/dining room with patio doors
- Fitted kitchen with timber-finish units and integrated cooking appliances
- Three first floor well-proportioned bedrooms
- Modern shower room with a three-piece white suite and electric shower
- South-west facing tiered rear garden with patio, lawn and flower beds
- Garage in a nearby block to the rear of the property



Property

Garage





Floor 0



Floor 1



Approximate total area⁽¹⁾

70.9 m²

763 ft²

Reduced headroom

1.3 m²

14 ft²

(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

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@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.