



53a Gedling Road, Arnold – NG5 6NR

Guide Price **£128,000**

DavidJames
the estate agent



53a Gedling Road

Arnold, Nottingham

First floor maisonette within walking distance of Arnolds amenities – ideal for a first-time buyer, downsizers or investors! Spacious lounge, kitchen, 2 beds and a garage with further parking!

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- First floor maisonette
- Convenient location in Arnold close to local amenities and public transport links
- Ideal for first-time buyers, those seeking single-storey living and investors
- Good-sized lounge
- Modern kitchen with integrated cooking appliances and space for white goods
- Two well-proportioned bedrooms
- Three-piece bathroom with an overbath shower
- Tiled bathroom with a white suite, including a bath with a shower over
- Further benefits include UPVC double glazing and an Ideal boiler (both installed under the current ownership)
- Garage with parking in front
- Low-maintenance paved garden space adjacent to Brookfield Road









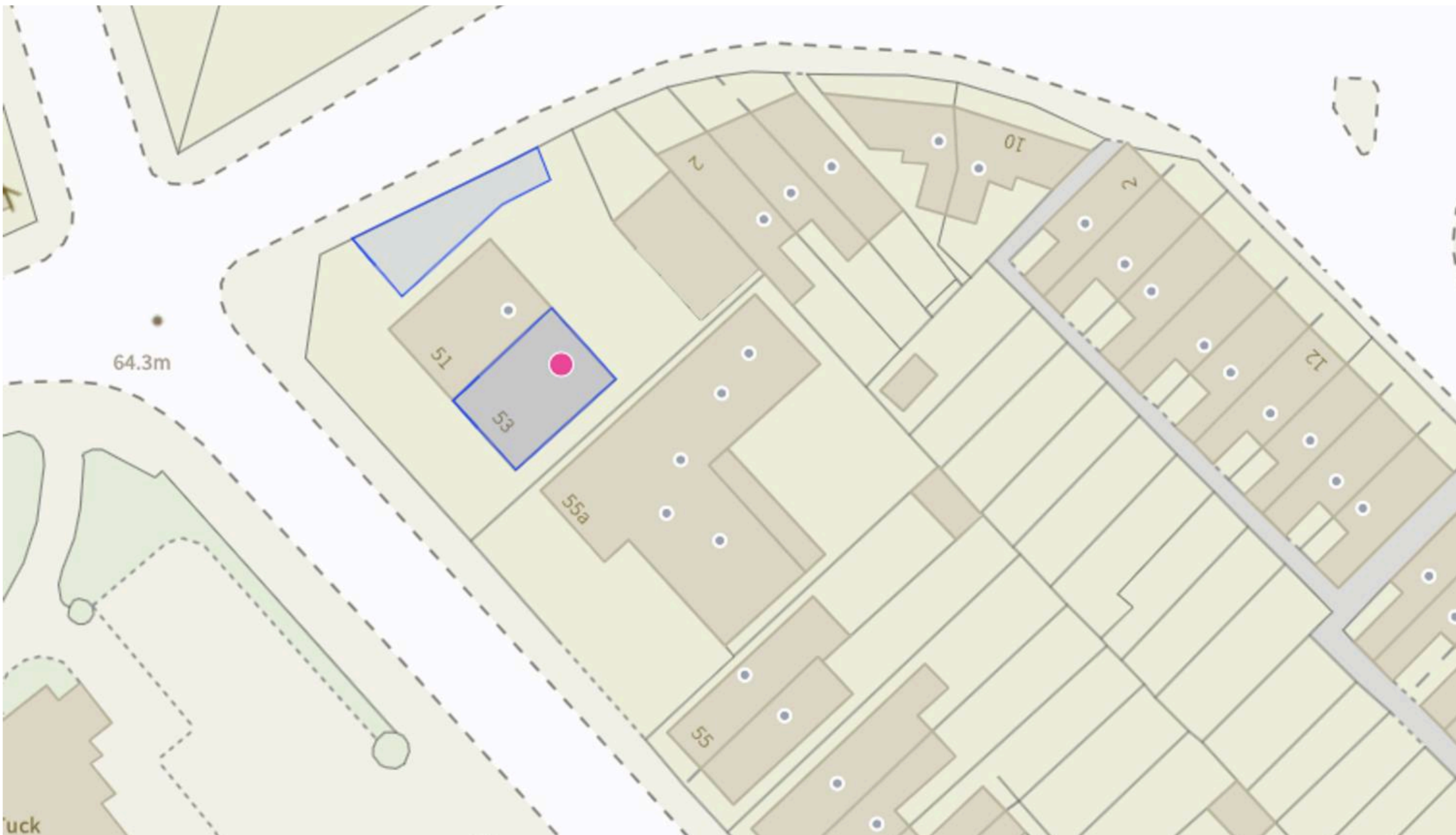
Approximate total area⁽¹⁾

65.1 m²
699 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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