



**314 Gedling Road, Arnold – NG5 6NY**

Guide Price **£230,000 – £240,000**



## 314 Gedling Road

Arnold, Nottingham

GUIDE PRICE £230,000-£240,000 NO CHAIN!

Recently updated and stylishly presented 3 bed townhouse within easy reach of Arnold's excellent nearby amenities, popular schools and transport links!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautifully-presented end townhouse set across three floors
- Available to purchase with no upward chain
- A short walk from Arnold's nearby amenities, popular schools and frequent transport links
- Bright and spacious first-floor lounge
- Newly fitted dining kitchen with integrated cooking appliances
- Two top floor double bedrooms (bedroom one with a private en-suite shower room)
- Versatile ground floor third bedroom (flexible for use as a reception space/office)
- Family bathroom with white suite plus a convenient ground floor WC for guests
- Southerly facing low-maintenance rear garden
- Front driveway and integral garage providing parking and storage solutions

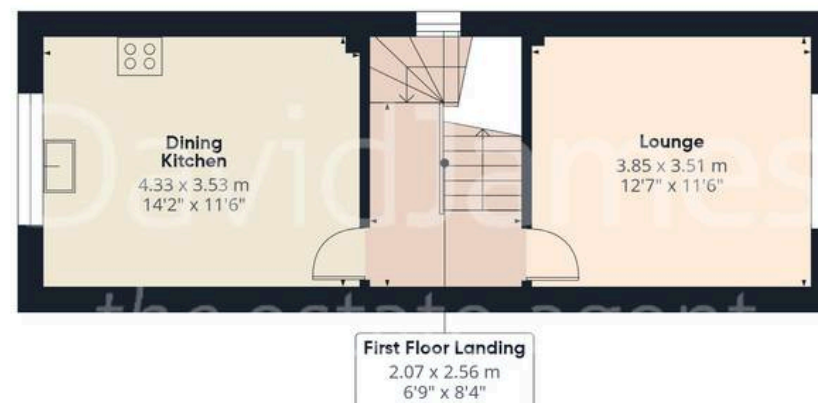








Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

98.7 m<sup>2</sup>

1062 ft<sup>2</sup>

(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

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