



**28 Pondhills Lane, Arnold – NG5 8DS**

Guide Price **£240,000**



## 28 Pondhills Lane

Arnold, Nottingham

CHAIN FREE! Detached home offering lounge/dining room, 3 beds, driveway & tandem garage with scope to create something truly special - all in walking distance of schools, shops and everyday amenities!

Council Tax band: C

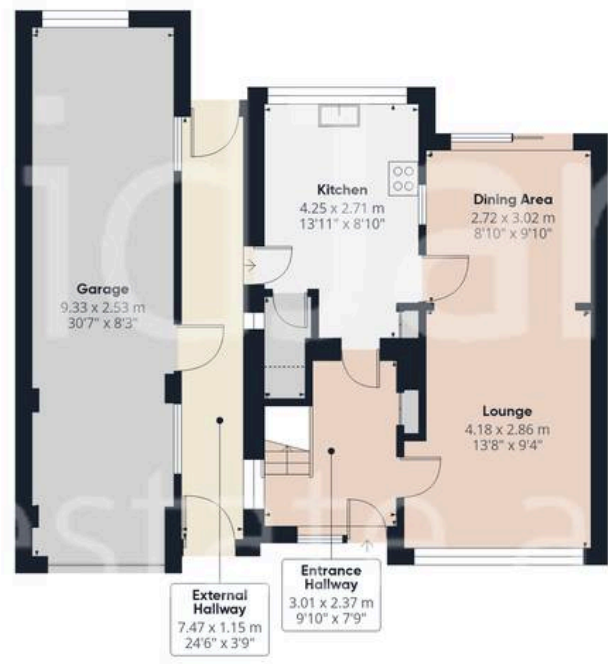
Tenure: Freehold

- Detached family home
- Available to purchase with no upward chain
- Superb opportunity offering exciting scope for personalisation
- Desirable Arnold setting close to schools, shops and bus links
- Delightful lounge/dining room with dual aspect windows
- Well-equipped fitted kitchen with practical pantry storage
- Three bedrooms (main bedroom with fitted bedroom furniture and wardrobes)
- First floor bathroom with a convenient separate WC
- Delightful rear garden with patio, lawn and mature planting
- Driveway and tandem garage providing ample off-street parking









Floor 0

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

108.8 m<sup>2</sup>

1170 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>

4 ft<sup>2</sup>



Floor 1

(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

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

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