



3 Kingswell Road, Arnold - NG5 6NP

Guide Price **£300,000**



3 Kingswell Road

Arnold, Nottingham

NO CHAIN! Link-detached bungalow ideal for those seeking single-storey living whilst close to amenities! 2 en-suite double beds, spacious lounge/diner, modern breakfast kitchen and a drive with garage

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented link-detached bungalow
- Offered to the market with no upward chain
- Ideal for those seeking the benefits of spacious single-storey living
- Welcoming entrance hall with a cloakroom/WC
- Bright and generous open-plan living/dining area with feature bi-fold doors
- Stylish breakfast kitchen with integrated Neff appliances and timber worktops
- Two double bedrooms (both with sleek en-suite shower rooms)
- Gated driveway leading to a garage for convenient off-street parking
- Private and enclosed low-maintenance garden space with shed storage
- Alarm system and external security cameras providing added peace of mind







Approximate total area⁽¹⁾

104.4 m²
1125 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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