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DavidJames
the estate agent

Gedling Road, Arnold, Nottingham, NG5 6NW

Guide Price £200,000

About This Property

We are delighted to present this superb 2 bedroom townhouse, located just a short walk from Arnold's excellent amenities and King George V Recreation Park. The property itself comprises an entrance hall with cloakroom/WC, spacious lounge with French doors through to a versatile conservatory with garden access as well as a modern kitchen with a range of units, ample counter space and an integrated electric oven with gas hob. Upstairs, there are two generous double bedrooms which both enjoy fitted wardrobes and are complemented by a modern bathroom with a white three piece suite. Outside the enclosed rear garden has been designed with low maintenance in mind whilst an allocated space behind the property provides off-street parking. Perfect for first time buyers!



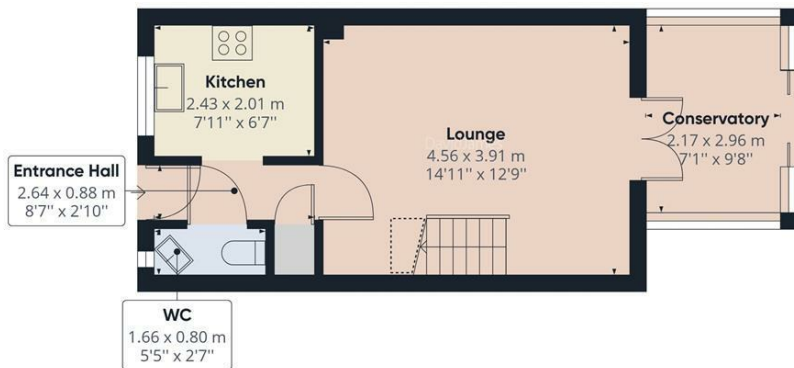
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- Modern townhouse
- 2 double bedrooms (both with fitted wardrobes)
- Entrance hall with cloakroom/WC
- Bright and spacious lounge
- Versatile conservatory with garden access
- Modern kitchen with integrated oven and gas hob
- First floor modern family bathroom/WC
- Low maintenance south westerly facing garden
- Parking space to the rear
- Sold with no upward chain



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Floor 0



Floor 1



Approximate total area⁽¹⁾
58.35 m²
628.05 ft²

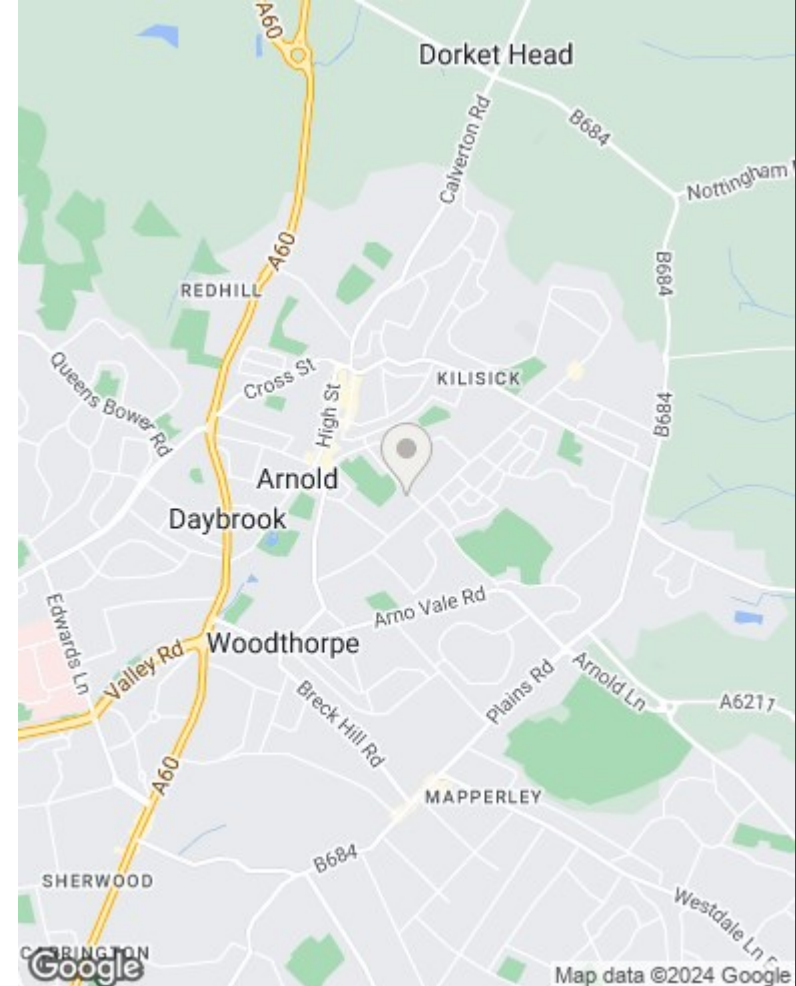
Reduced headroom
1.47 m²
15.87 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: B
Gedling Borough Council
Freehold

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