



**DavidJames**  
*the estate agent*

**Gedling Road, Arnold, Nottingham, NG5 6NW**  
**Guide Price £200,000**



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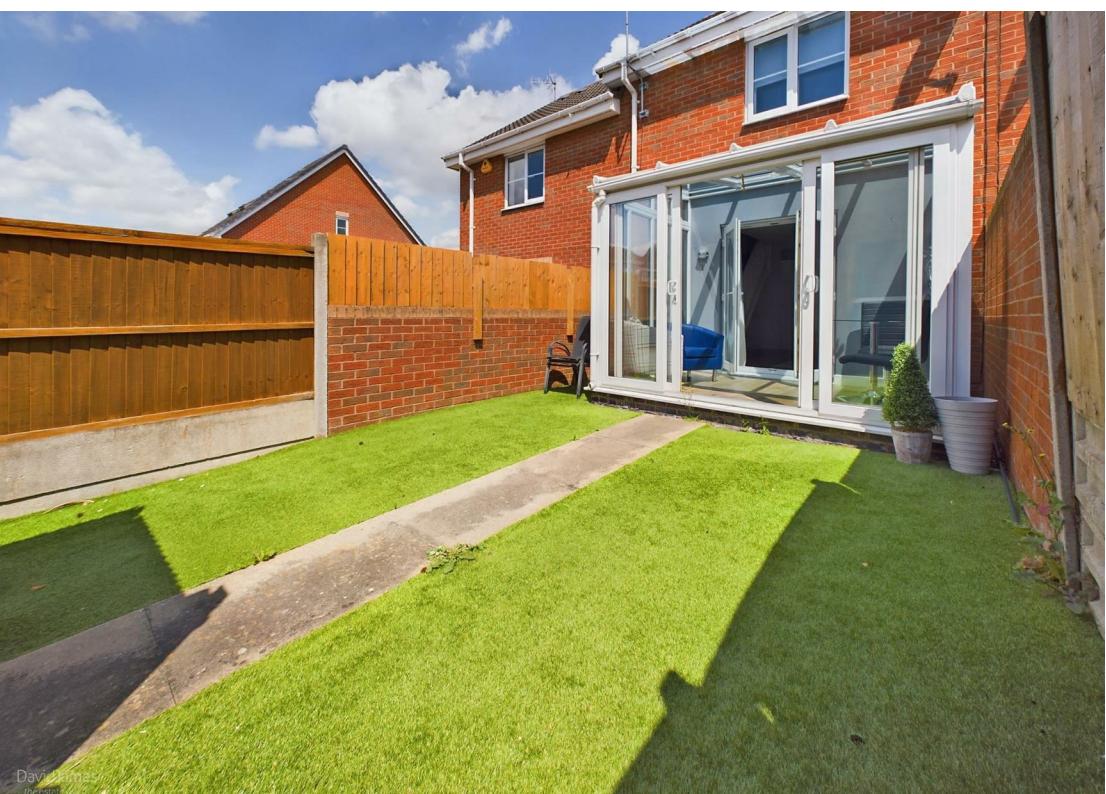
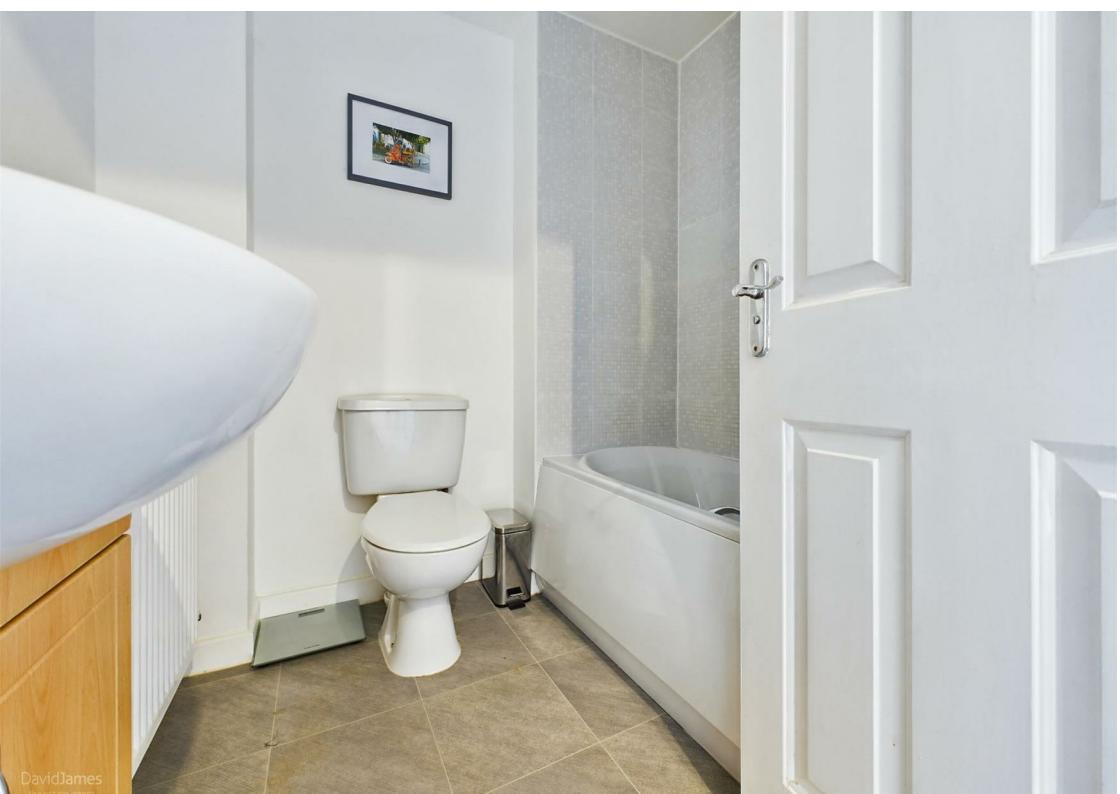
# About This Property

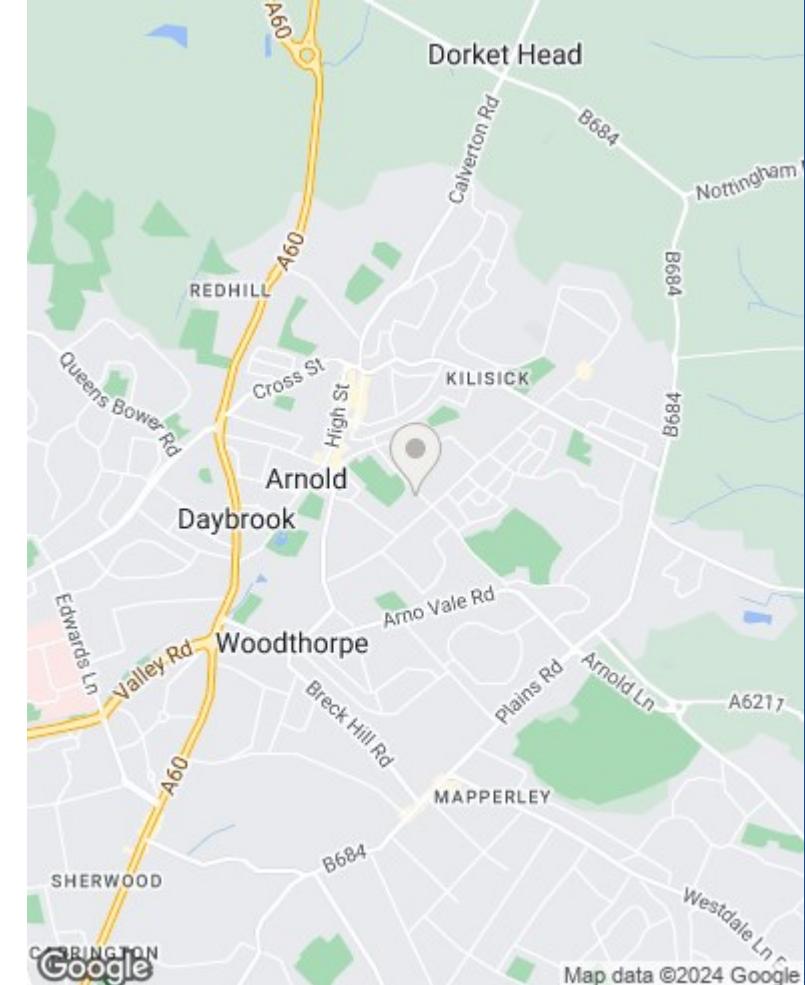
We are delighted to present this superb 2 bedroom townhouse, located just a short walk from Arnold's excellent amenities and King George V Recreation Park. The property itself comprises an entrance hall with cloakroom/WC, spacious lounge with French doors through to a versatile conservatory with garden 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!



- 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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**Council Tax Band: B**  
**Gedling Borough Council**  
**Freehold**

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 **The Property Ombudsman**