

Arnold

Brackendale Avenue
Nottingham NG5 8DQ

DavidJames
the estate agent



Property floor plan & measurements

GROUND FLOOR

Entrance Hall

1.73m x 1.40m
(5'8" x 4'7")

Lounge

5.79m max x 4.70m max
(19'0" max x 15'5" max)

Dining Kitchen

4.70m x 2.77m
(15'5" x 9'1")

Utility

1.85m x 1.70m
(6'1" x 5'7")

Snug

2.90m x 1.85m
(9'6" x 6'1")

FIRST FLOOR

Bedroom One

4.70m max x 3.38m max
(15'5" max x 11'1" max)

Bedroom Two

3.94m x 2.57m
(12'11" x 8'5")

Shower Room

2.41m max x 2.06m max
(7'11" max x 6'9" max)



90.1 sq metres
(970.3 sq feet)

Total
Area
(Approx)

Gedling
Borough Council

Band
B

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing.

COUNCIL TAX BAND RATING

This information was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

THIRD PARTY REFERRAL ARRANGEMENTS

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(A)

Asking Price

£200,000

Semi Detached House

2/3 bedrooms

EPC Rating

TBC

Tenure

Freehold



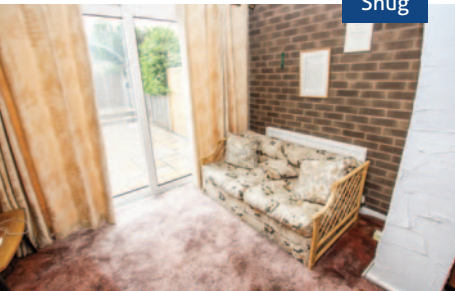
Arnold Branch

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Kitchen Area



Snug



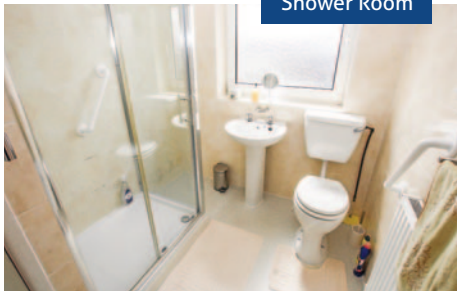
Bedroom 1



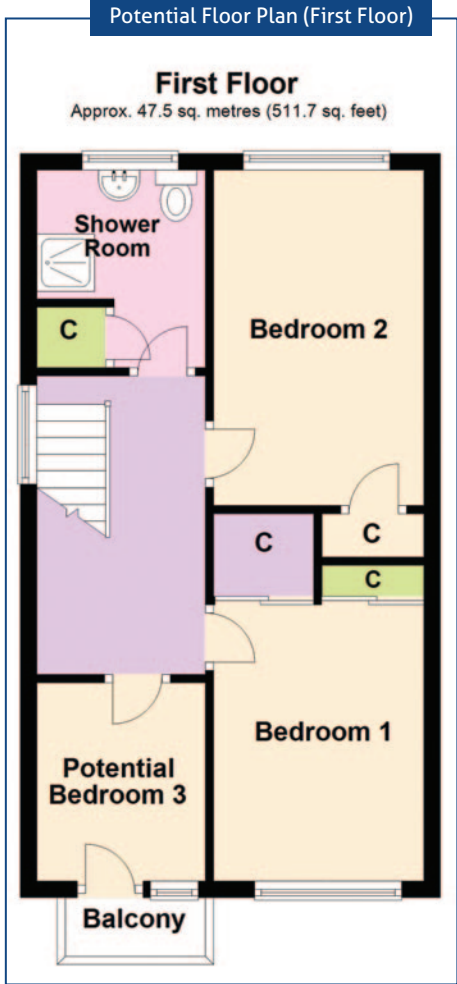
Bedroom 2



Lounge



Shower Room



Location Map

Please note that the pin on the map may not show the exact location of the property

Key Features

- Currently configured as a 2 bed, can easily be turned back to a 3
- Good sized lounge with bow window
- Dining kitchen with integrated appliances with further utility
- Snug with sliding doors to the rear yard
- Both bedrooms with built in wardrobes
- Bedroom one with access to a balcony to the front elevation
- Shower room with three piece suite
- Gas central heating, UPVC double glazing
- Close proximity to Arnold's ample amenities
- Sold with no upward chain

Summary

NO CHAIN!

A two/three bedroom (depending on configuration), extended semi detached house within close proximity of Arnold's transport links and ample amenities.

The property comprises of a good sized lounge with bow window and feature fire place, a dining kitchen with further utility and a snug with sliding doors.

To the first floor the property has two good sized double bedrooms both with built in wardrobes and a shower room.

Outside the property has a rear yard with a detached garage and a balcony leading off bedroom one.

Stamp Duty Rates

First time purchase

£0.00

Buying your next home

£0.00

Additional or buy to let property

£6,000.00

For more information visit www.david-james.com/stampduty