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**DavidJames**  
the estate agent

**Woodside Drive, Arnold, Nottingham, NG5 7FN**

**Guide Price £135,000**



# About This Property

Nestled in the heart of Arnold, this ground floor maisonette presents a unique opportunity for those keen to embrace the comforts of single-storey living. Ideal for individuals considering downsizing or those who simply appreciate the convenience of a maisonette layout, this property offers both practicality and an excellent location. The spacious lounge boasts an electric fire and an adjacent fitted kitchen which is complete with an integrated oven, hob, washing machine and the added bonus of an included fridge and dishwasher. An inner hallway, featuring a practical storage cupboard, leads to two generously-sized double bedrooms. The shower room is fitted with a 3-piece suite, complemented by an electric shower. Another notable advantage is the garage, located in a communal block, ensuring secure parking or additional storage space. What's more, there's no need to fret about complex property chains as this maisonette is offered to the market with no upward chain.



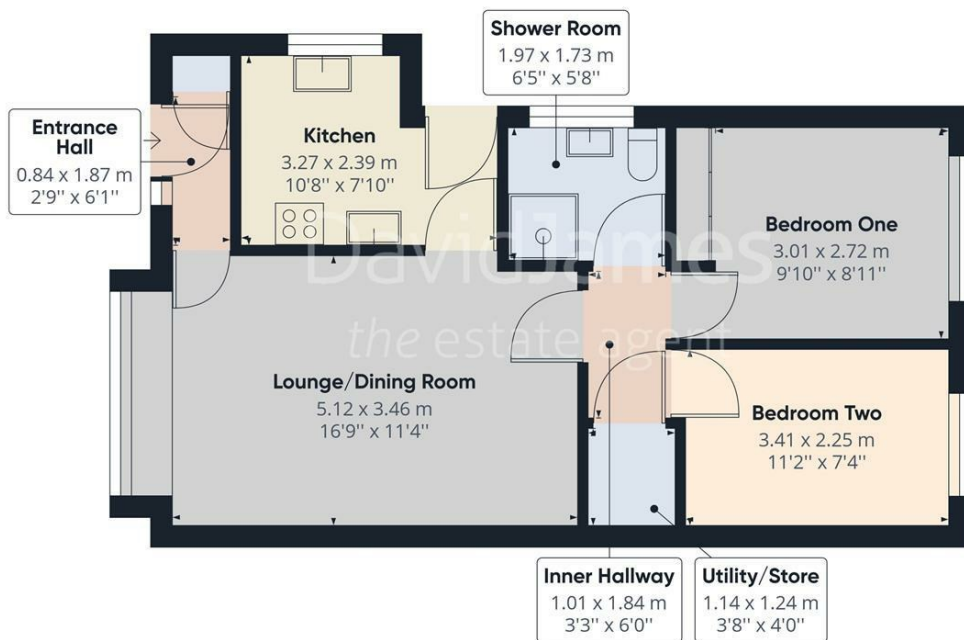
- Ground floor maisonette
- No upward chain for hassle-free purchase
- Single-storey layout, perfect for downsizing
- Convenient location close to Arnold's amenities
- Spacious lounge with a feature electric fire
- Kitchen with integrated and freestanding appliances
- Inner hallway with useful storage cupboard
- Two double bedrooms
- Shower room with 3-piece suite and electric shower
- Garage in a communal block









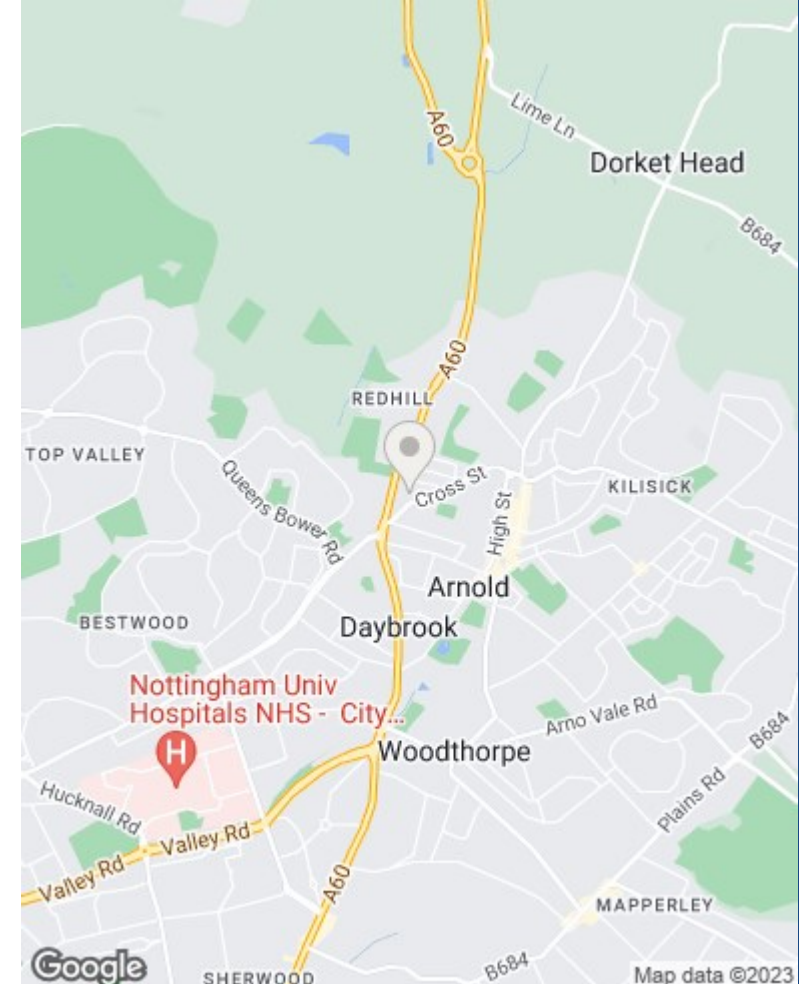


Approximate total area<sup>(1)</sup>  
52.86 m<sup>2</sup>  
568.98 ft<sup>2</sup>

(1) Excluding balconies and terraces

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**  
**Leasehold**

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**The Property Ombudsman**

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