



 3

 2

 1

 C

DavidJames
the estate agent

Jermyn Drive, Arnold, Nottingham, NG5 9PN

Guide Price £200,000

About This Property

GUIDE PRICE £200,000 - £220,000 We are delighted to present this semi-detached house which is available to purchase without an upward chain! A perfect first-time buy, this property is just a short walk from a variety of schools, frequent bus services to Nottingham City Centre as well as the stunning Bestwood Country Park.

Upon entering, you'll find an entrance hall which has the panel for the burglar alarm system, ensuring peace of mind. The heart of this home is its bright and spacious lounge, which features a gas fire that serves as a focal point. This room seamlessly flows into the adjoining dining room, which has patio doors to the rear garden. The kitchen boasts a variety of units and is fitted with an integrated oven and hob with further space available for freestanding appliances.

The first floor is home to three bedrooms which are complemented by the family bathroom, equipped with a modern three-piece suite in white.

Outside, the enclosed rear garden features a lawn, an initial paved seating area and a further decked patio, ideal for relaxing and entertaining. Additional practicalities include a driveway and garage to the front which combine to provide ample off-street parking.



- Semi-detached house
- Offered to the market with no upward chain
- A short walk from schools, bus services and Bestwood Country Park
- Entrance hall with burglar alarm system
- Bright and spacious lounge with an adjoining dining room
- Fitted kitchen with an integrated oven and hob
- Three first floor bedrooms
- Bathroom with three-piece modern white suite
- Enclosed rear garden with patio seating areas
- Driveway and garage providing off-street parking







Floor 0



Floor 1

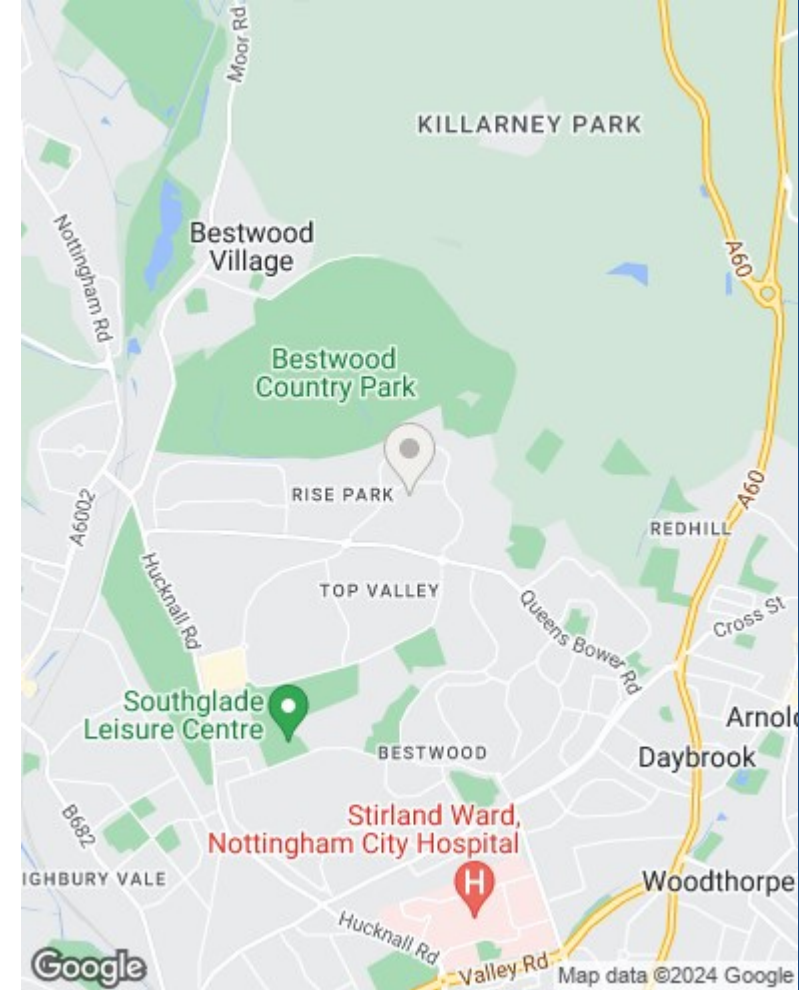


Approximate total area**
69.18 m²
744.69 ft²

(*) 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.

GIRAFFE360



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. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: B
Gedling Borough Council
Freehold

DavidJames
the estate agent

David James Estate Agents
100 Front Street, Nottingham, NG5 7EJ
t: 0115 955 5550 e: arnold@david-james.com

