



13 Carmel Gardens, Arnold – NG5 6LW

Guide Price £250,000

DavidJames
the estate agent



13 Carmel Gardens

Arnold, Nottingham

GUIDE PRICE £250,000–£260,000 Semi-detached bungalow with no chain – ideal for those seeking single-storey living! 3 beds, spacious lounge, breakfast kitchen plus gardens and a driveway with garage

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi-detached bungalow
- Within easy reach of Arnold's nearby amenities, buses and Arnot Hill Park
- Offered to the market with no upward chain
- Ideal for those seeking the benefits of single-storey living
- Generously-sized lounge with neutral décor and a large front-facing bow window
- Bright breakfast kitchen with space for casual dining
- Three versatile bedrooms
- Bathroom with a white three-piece suite and an over-bath shower
- Driveway and garage providing ample off-street parking
- Attractive country-style front garden and allotment-style rear garden









Approximate total area⁽¹⁾

76.6 m²
824 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.