



## 13 Carmel Gardens, Arnold – NG5 6LW

Guide Price Guide Price £200,000 – £250,000

DavidJames  
the estate agent



## 13 Carmel Gardens

Arnold, Nottingham

GUIDE PRICE £200,000–£250,000 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<sup>(1)</sup>

76.6 m<sup>2</sup>  
824 ft<sup>2</sup>

(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.

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