



10 Waldeck Road, Nottingham - NG5 2AF

Guide Price **£280,000**

DavidJames
the estate agent



10 Waldeck Road

Nottingham, Nottingham

Superb end-terrace family home close to Sherwood's vibrant amenities, schools and buses! Offering 2 reception rooms, modern kitchen, 3 double beds and a 4-piece bathroom plus a low-maintenance garden.

Council Tax band: B

Tenure: Freehold

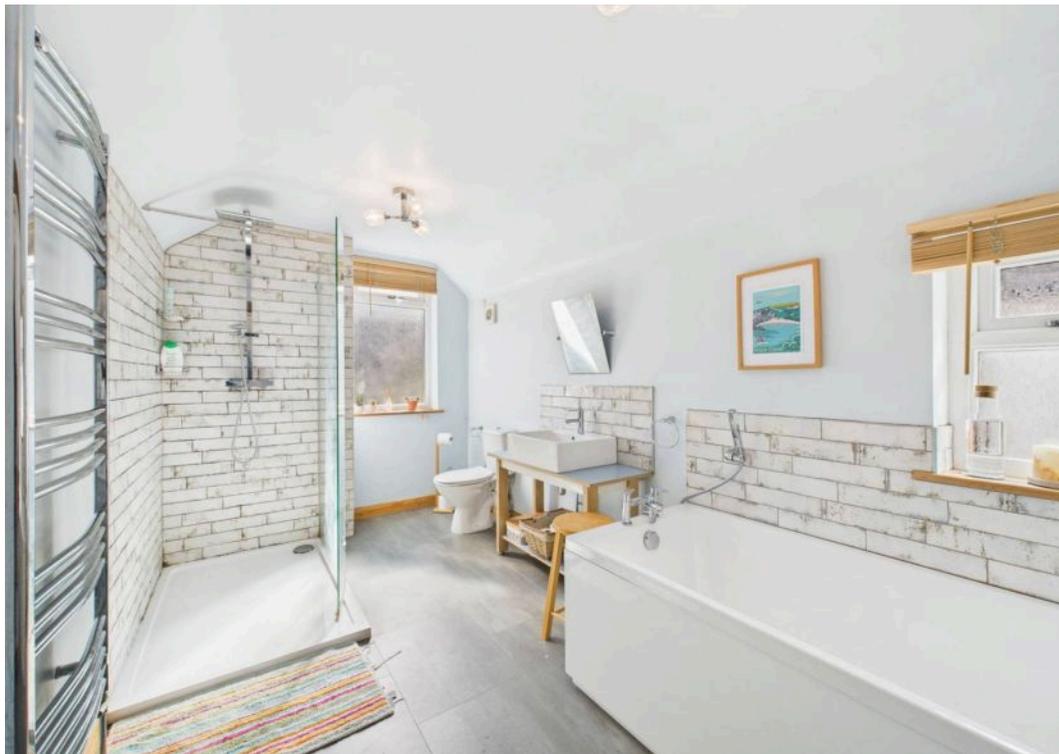
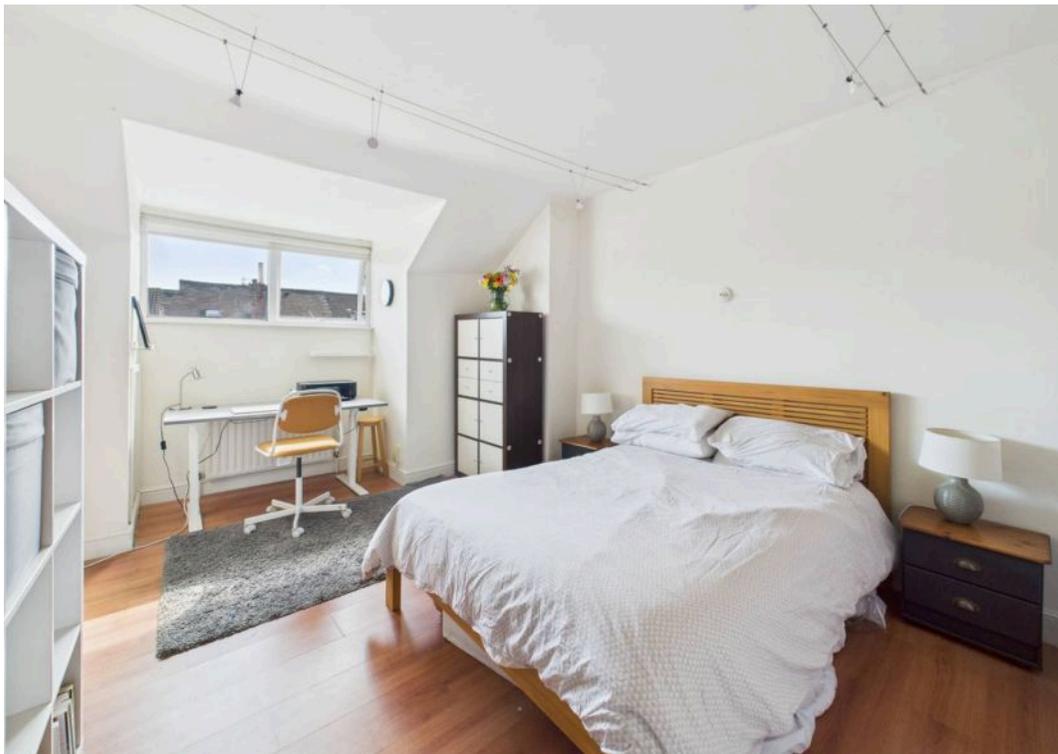
EPC Energy Efficiency Rating: F

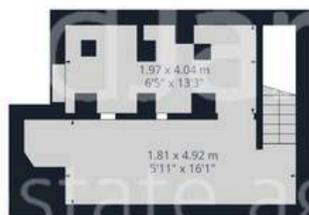
EPC Environmental Impact Rating: F

- End-terrace family home set across three-storeys
- Offers an excellent blend of period charm and modern finishes
- Close to Sherwood's vibrant amenities, sought-after schools and frequent bus services
- Stylish lounge with a feature bay window and fireplace
- Bright and spacious dining/sitting room with a feature fireplace
- Modern kitchen with French doors and integrated Neff appliances
- Three generous double bedrooms
- Four-piece contemporary bathroom with a walk-in shower enclosure and separate bath
- Cellar providing valuable storage space
- Low-maintenance, enclosed and southerly-facing rear garden









Floor -1



Floor 0

Approximate total area⁽¹⁾

134.28 m²

1445.39 ft²



Floor 1



Floor 2

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.