



21 Ashdale Road, Nottingham – NG3 7BD

Guide Price £220,000

DavidJames  
the estate agent





## 21 Ashdale Road

Nottingham, Nottingham

GUIDE PRICE £220,000-£230,000 Charming 2 bed detached home blending period character with modern style. Bright interiors, parking and well-positioned for access to amenities, schools and bus services!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

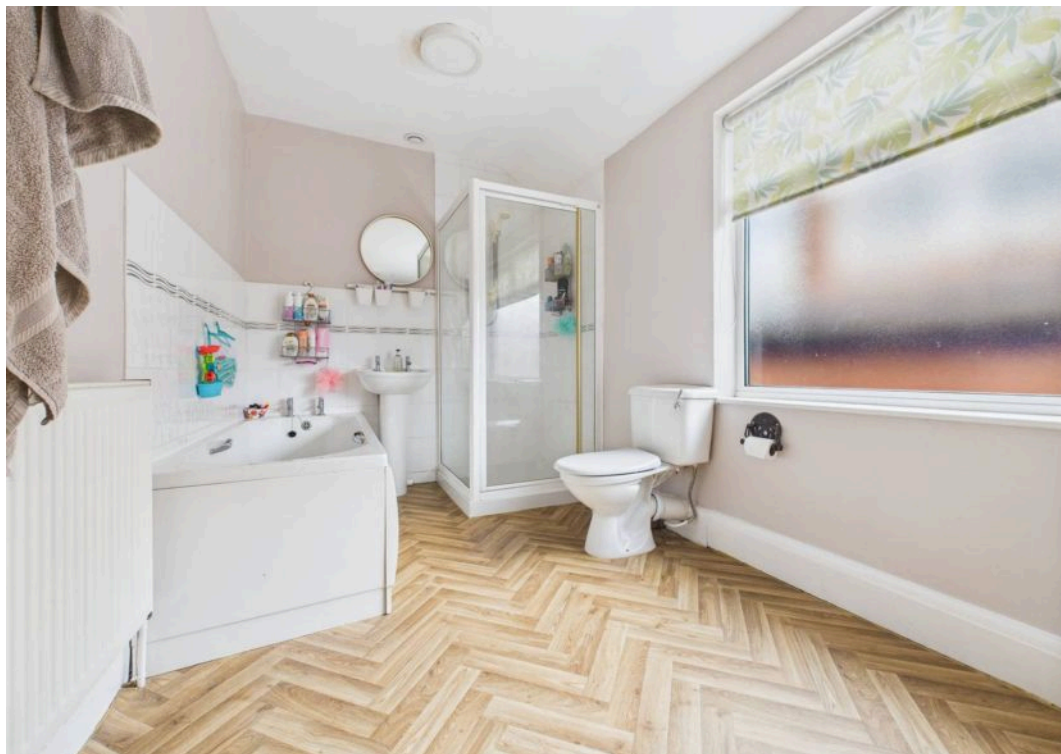
EPC Environmental Impact Rating:

- Well-presented detached home with modern interiors
- Close to a wide range of local amenities and popular schools
- A short walk from frequent bus services to Nottingham City Centre
- Spacious lounge with neutral tones, soft grey carpet and period-style feature fire surround
- Bright kitchen with timber-finish worktops, integrated cooking appliances and dining space
- Conservatory leading to an enclosed rear garden with lawn, patio and mature borders
- Ground floor WC off dining kitchen for added convenience
- Two well-presented double bedrooms
- Four-piece bathroom (bath and separate shower) with herringbone-style flooring
- Gravel driveway with off-street parking for multiple vehicles













Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

82.5 m<sup>2</sup>

888 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>

5 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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