



18a Waldeck Road, Nottingham - NG5 2AF

Guide Price £290,000

DavidJames
the estate agent



18a Waldeck Road

Nottingham, Nottingham

GUIDE PRICE £290,000–£310,000 Charming & characterful 3-bed family home within easy reach of Sherwood's vibrant amenities & Nottingham City Centre! 2 reception rooms, kitchen, 4-piece bath & a garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Charming three-storey family home
- Beautifully-presented throughout and incorporating character features
- Sought-after location within easy reach of Sherwood's vibrant amenities and Nottingham City Centre
- Superb entrance hall with original glazing and tiled flooring
- Two inviting reception rooms (lounge and separate dining room)
- Fitted kitchen with a separate useful lean-to/utility
- Three versatile double bedrooms (top floor bedroom has adjoining roof space with planning and available drawings for conversion into an en-suite bathroom)
- Four-piece first floor family bathroom (including both a bath and separate shower cubicle)
- Multi-compartment cellar providing generous storage space
- Lawned, enclosed and southerly-facing rear garden with established planting

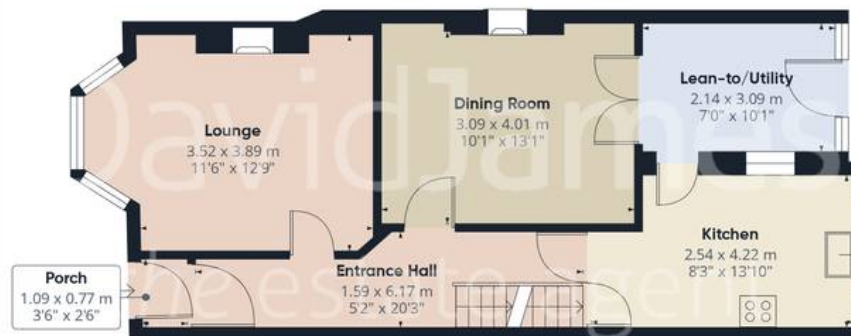








Floor -1



Floor 0

Approximate total area⁽¹⁾

135.8 m²

1464 ft²



Floor 1



Floor 3

(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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David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

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

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