



21 Ashdale Road, Nottingham – NG3 7BD

Guide Price £210,000

DavidJames
the estate agent



21 Ashdale Road

Nottingham, Nottingham

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

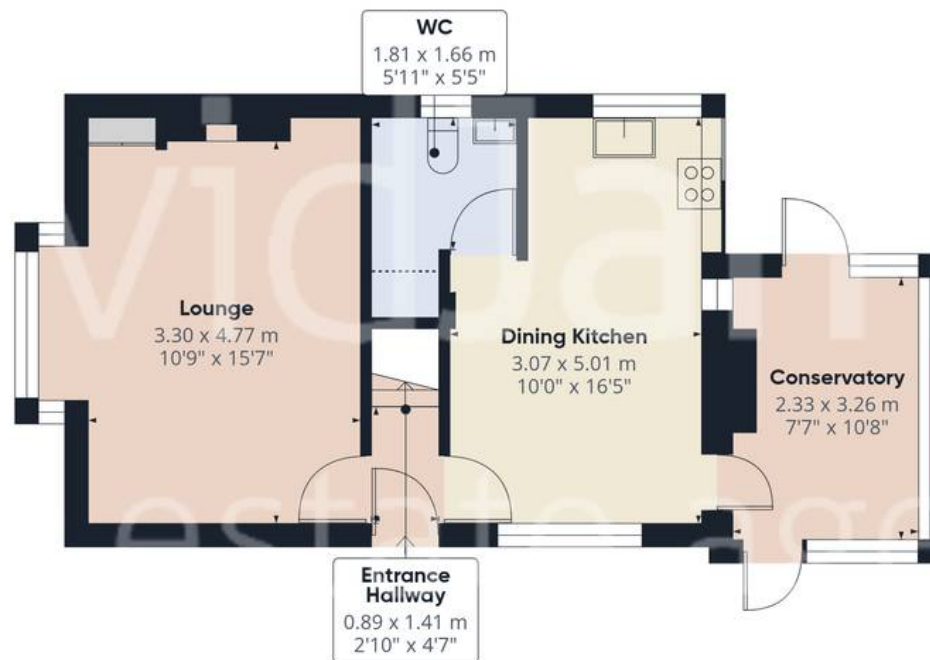
EPC Energy Efficiency Rating: D

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⁽¹⁾

82.5 m²

888 ft²

Reduced headroom

0.5 m²

5 ft²

(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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