



30 Parkdale Road, Nottingham – NG3 7GL

Guide Price **£270,000**

DavidJames
the estate agent



30 Parkdale Road

Nottingham, Nottingham

Detached family home with no chain, offering three bedrooms, two reception rooms, generous garden and driveway with garage, ideally located close to Carlton's amenities and transport links

Council Tax band: C

Tenure: Freehold

- Detached family home offered with no upward chain
- Lots of potential for personalisation and future projects
- Two versatile reception rooms, both with open fires, ideal for living or dining
- Fitted kitchen with wood-finish units, breakfast bar, integrated hob/oven, and adjoining utility area and side porch
- Three bedrooms (including two generous doubles)
- Bathroom with two-piece suite plus separate WC for added convenience
- Generous rear garden, mostly lawn with paved areas, mature shrubs, hedges, and trees
- Gated driveway providing ample off-street parking
- Garage offering additional parking or storage space
- Prime location close to Carlton's schools, shops, and public transport links

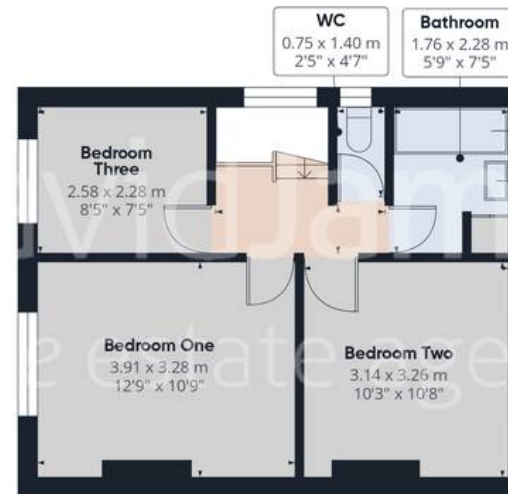




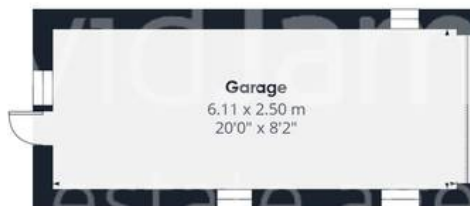




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

94.8 m²

1021 ft²

Reduced headroom

0.9 m²

9 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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David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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