



11 Waldeck Road, Nottingham - NG5 2AG

Guide Price **£325,000**





11 Waldeck Road

Nottingham, Nottingham

Stylishly-presented 4 double bed period home close to Sherwood and Carrington's amenities! Lounge with adjoining dining room, superb kitchen, modern bathroom and a low-maintenance rear garden!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Stylishly-presented period terraced home offering spacious accommodation across three floors
- Popular location close to Sherwood and Carrington's amenities, popular schools and excellent transport links
- Ideal for families, city-commuters and buyers seeking versatile living spaces
- Welcoming lounge with a feature solid-fuel burner and bay window with fitted shutters
- Open-plan dining room ideal for entertaining and everyday living
- Beautiful galley-style kitchen with contemporary units and integrated Miele appliances
- Four double bedrooms arranged across the upper floors
- Modern bathroom with an over-bath rainfall shower
- Additional benefits include a useful cellar and two WC's (ground floor and first floor)
- Enclosed and low-maintenance rear garden with patio seating space and lawn









Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

121 m²

1302 ft²

(1) Excluding balconies and terraces

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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