



**13 Cardale Road, Nottingham - NG3 7BQ**

Guide Price **£230,000 - £240,000**



## 13 Cardale Road

Nottingham

GUIDE PRICE £230,000–£240,000 Well-presented and extended 3 bed semi-detached featuring stunning dining kitchen, cosy lounge & tiered garden. Shops & regular city-bound bus routes on the doorstep!

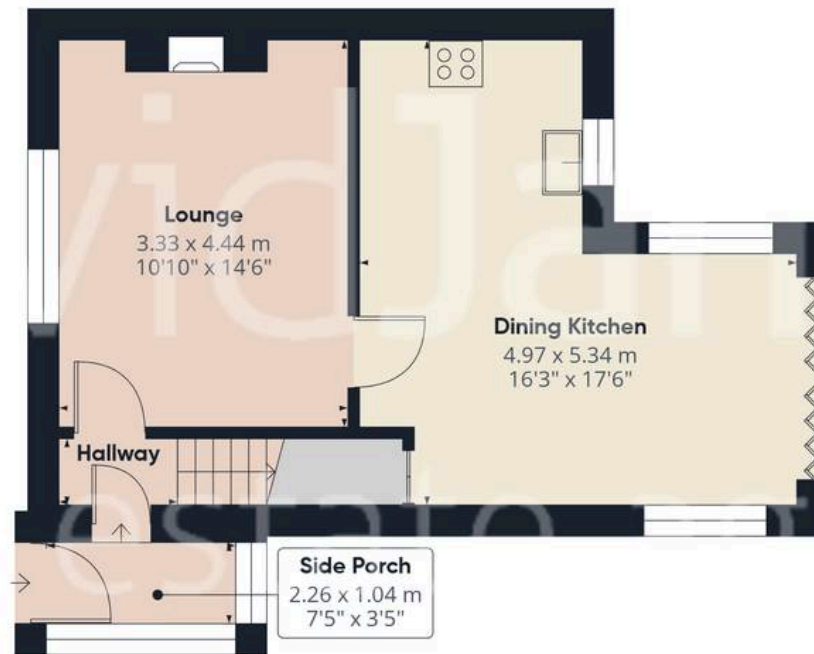
Council Tax band: A

Tenure: Freehold

- Well-presented and extended semi-detached home in convenient location
- Conveniently positioned for local shops and schools
- Frequent transport links to the nearby Nottingham City Centre and surrounding areas
- Inviting front lounge featuring a charming log burner
- Stunning open-plan dining kitchen with stylish light grey handleless units
- Light-filled dining area with roof light and impressive bi-fold doors
- Three well-proportioned bedrooms with characterful exposed floorboards
- Three-piece bathroom suite with an electric over-bath shower
- Gas central heating powered by a combination boiler
- Stunning tiered rear garden with paved patio area, lawn and resin patio







Floor 0

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

69.9 m<sup>2</sup>  
752 ft<sup>2</sup>



Floor 1

(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.

GIRAFFE360





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