



86 Bedale Road, Nottingham – NG5 3GJ

Guide Price **£325,000**

DavidJames
the estate agent



86 Bedale Road

Nottingham

Spacious traditional semi-detached offering generous living space with three beds, two reception rooms, utility, garage & generous garden all with parks, schools & excellent transport links close by!

Council Tax band: C

Tenure: Freehold

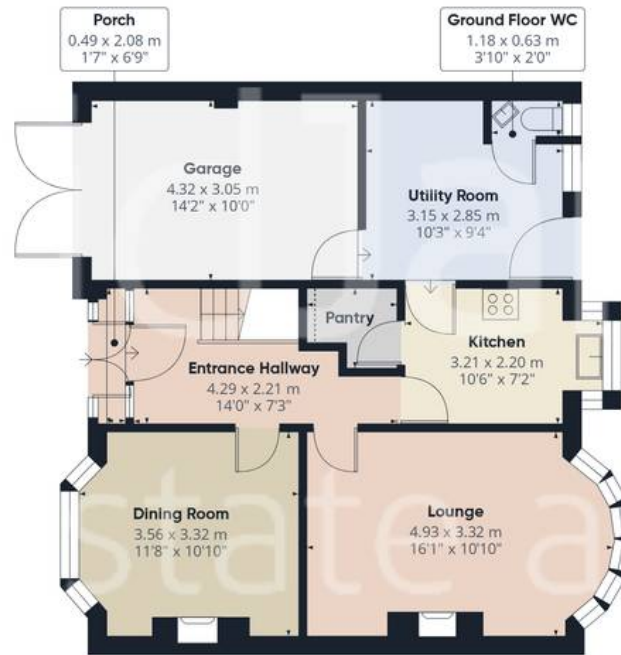
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Traditional semi-detached home
- Convenient Sherwood Dales location near shops, parks, schools and city bus links
- A short walk from Nottingham City Hospital
- Spacious rear lounge and a delightful separate dining room
- Well-equipped kitchen with wood-effect base and wall units and pantry
- Large utility room with separate ground floor WC for added convenience
- Three well-proportioned bedrooms (including two bedrooms with fitted storage)
- Dual aspect four-piece traditional shower room with fitted vanity basin
- Generous rear family garden with spacious patio and lawn
- Driveway and garage providing valuable off-street parking







Floor 0



Floor 1

Approximate total area⁽¹⁾

106.7 m²

1149 ft²

Reduced headroom

0.1 m²

1 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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