



58 Bedale Road, Nottingham – NG5 3GH

Guide Price **£300,000 – £325,000**

DavidJames
the estate agent



58 Bedale Road

Nottingham, Nottingham

Traditional 4 bedroom semi-detached home close to Sherwood's excellent amenities, Nottingham City Hospital and sought-after schools with versatile living spaces, a modern kitchen and parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

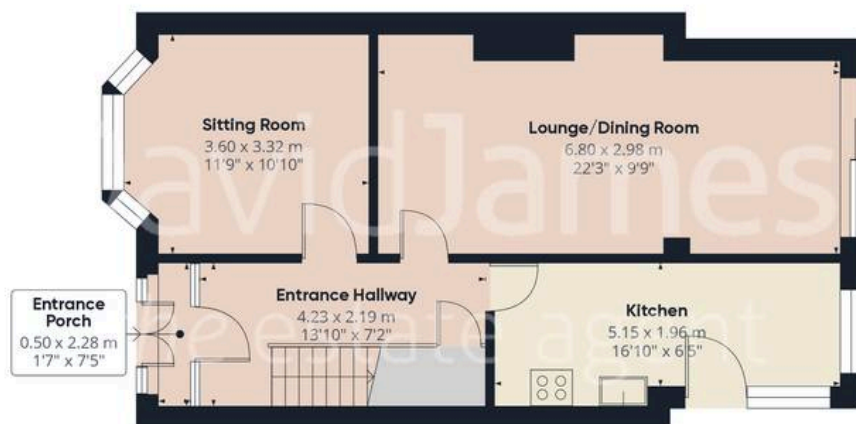
EPC Environmental Impact Rating: E

- Traditional semi-detached home set across three floors
- Within easy reach of Sherwood's amenities and a short walk to Nottingham City Hospital
- Frequent bus services and highly sought after schools available nearby
- Two well-proportioned reception rooms (currently utilised as a sitting room and lounge/dining room)
- Modern fitted kitchen with integrated cooking appliances
- Four versatile bedrooms
- First floor family bathroom and separate WC
- Generous and enclosed lawned rear garden with an initial patio seating area
- Driveway providing off street parking for multiple vehicles
- Garage providing additional storage or parking solutions









Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

102.31 m²

1101.27 ft²

Reduced headroom

6.29 m²

67.67 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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