



12 Waldeck Road, Nottingham – NG5 2AF

Guide Price £250,000

DavidJames
the estate agent



12 Waldeck Road

Nottingham, Nottingham

Semi-detached 3 bed period family home with no chain – close to Sherwood's vibrant amenities and Nottingham City Centre! Lounge, open-plan dining kitchen, 2 baths and a southerly-facing rear garden!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

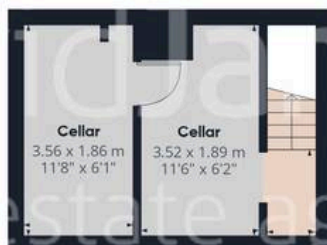
EPC Environmental Impact Rating:

- Well-presented three storey semi-detached period house
- Offered to the market with no upward chain
- Situated within easy reach of Sherwood and Nottingham City Centre
- Bright and spacious lounge with feature bay window
- Open-plan kitchen and dining room with a modern kitchen and integrated cooking appliances
- Three double bedrooms on two floors (two first floor and one second floor)
- Main bathroom with modern three-piece suite and traditional style heated towel radiator
- Convenient second floor shower room with mains shower
- Cellar providing useful storage space
- South-facing rear garden with patio area and useful brick store





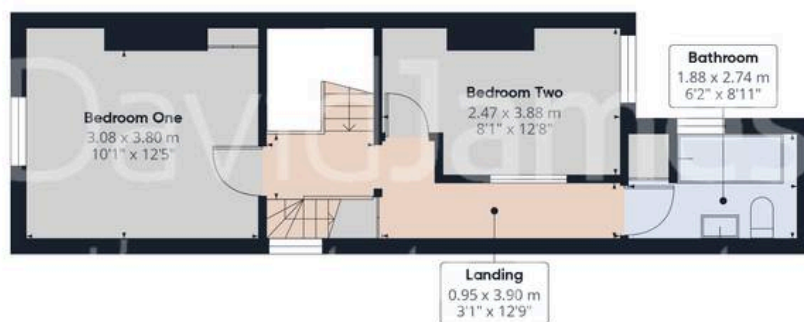




Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

101.9 m²

1094 ft²

Reduced headroom

0.3 m²

3 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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