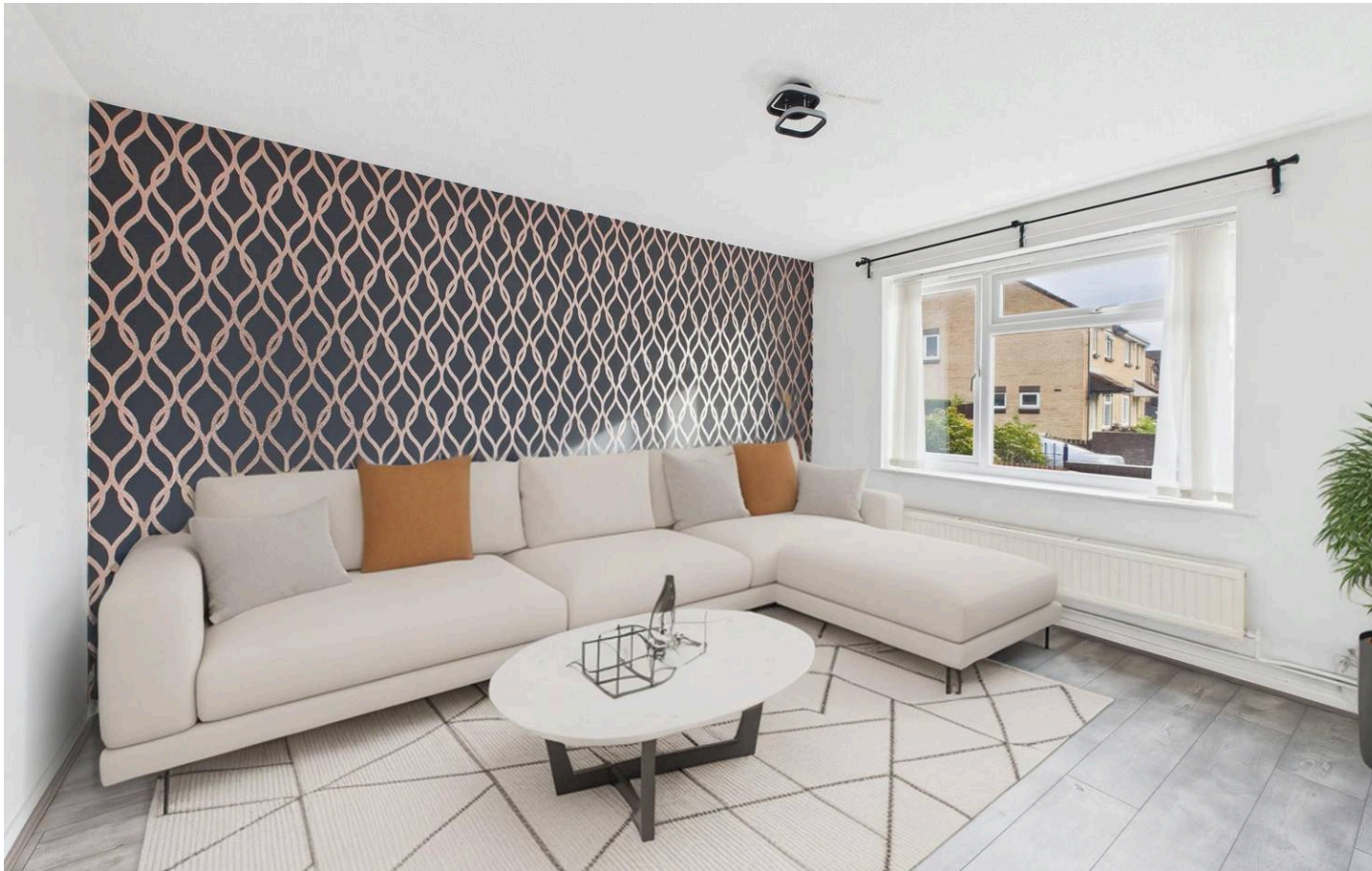




22 Rosedale Drive, Nottingham – NG8 2JE

Guide Price £200,000 – £220,000



22 Rosedale Drive

Nottingham, Nottingham

Spacious two-bedroom home with no upward chain. Great potential to personalise and convenient location close to shops and transport links. Ideal for first time buyers.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi-detached home
- Offered to the market with no upward chain
- Ideal opportunity for first-time buyers, investors or those looking to downsize
- Within easy reach of nearby local amenities and the stunning Wollaton Park
- Perfect for commuters with convenient access to the nearby M1 and City-bound bus services
- Bright and spacious lounge
- Modern fitted kitchen with a range of integrated appliances and a separate utility room
- Two first floor double bedrooms
- First floor bathroom with a separate and convenient WC
- Low-maintenance rear garden and driveway parking to the front









Floor 0



Floor 1

Approximate total area⁽¹⁾

68.7 m²

740 ft²

Reduced headroom

0.6 m²

7 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.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.