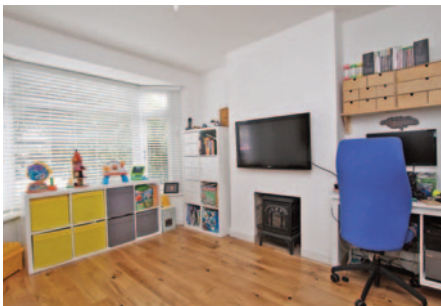


Sherwood Dales

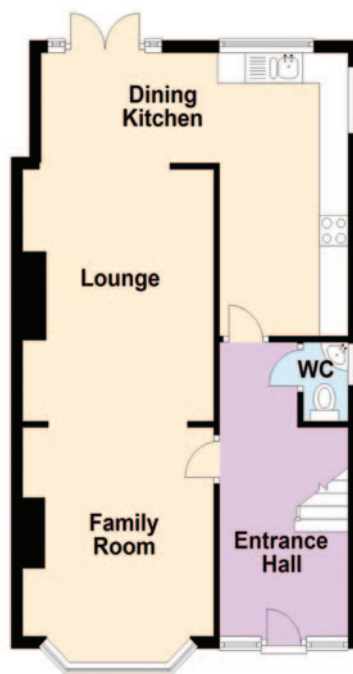
Bedale Road
Nottingham NG5 3GH

DavidJames
the estate agent

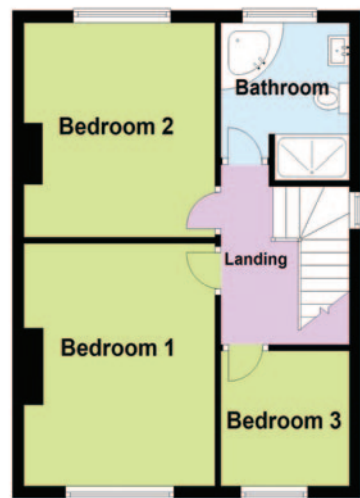


Property floor plan & measurements

Ground Floor
Approx. 53.2 sq. metres (573.2 sq. feet)



First Floor
Approx. 43.0 sq. metres (463.3 sq. feet)



GROUND FLOOR

Lounge
4.14m x 3.30m
(13'7" x 10'10")

Family Room
3.30m x 3.18m max
(10'10" x 10'5" max)

Dining Kitchen
5.38m max x 4.70m max
(17'8" max x 15'5" max)

FIRST FLOOR

Bedroom 1
4.01m x 3.30m
(13'2" x 10'10")

Bedroom 2
3.53m x 3.30m
(11'7" x 10'10")

Bedroom 3
2.24m x 2.21m
(7'4" x 7'3")

Bathroom
2.59m max x 2.21m
(8'6" max x 7'3")

96.3 sq metres
(1036.5 sq feet)

Total
Area
(Approx)

Nottingham
Council

Band
C

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing.

COUNCIL TAX BAND RATING

This information was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

THIRD PARTY REFERRAL ARRANGEMENTS

David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

(A)

OIRO

£260,000

Semi-detached House

3 bedrooms

EPC Rating

D(55)

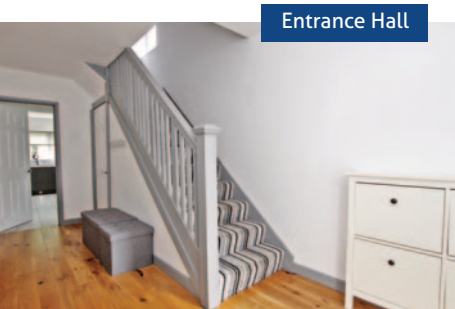
Tenure

Freehold

Arnold Branch

102 Front Street t 0115 955 5550 e arnold@david-james.com

www.david-james.com



Entrance Hall



Dining Area



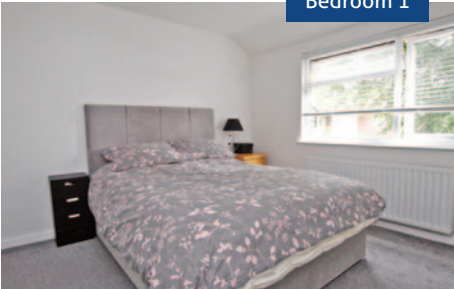
Family Area



Rear Garden



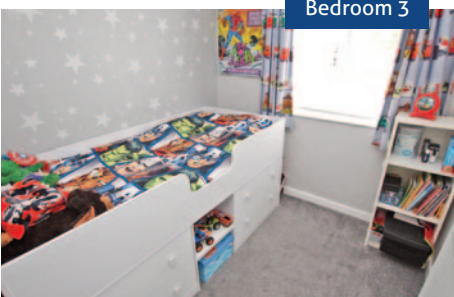
Dining Kitchen



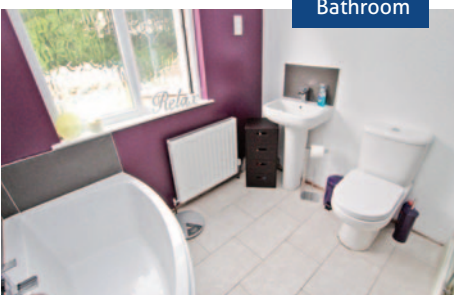
Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

Summary

VIDEO TOUR AVAILABLE ON REQUEST! An extended & well presented semi detached house with an open plan ground floor, ideal for the growing family and entertaining. There's a family room, lounge area & modern dining kitchen with integrated appliances as well as a good sized entrance hall with WC, all complimented by 3 bedrooms and bathroom/WC with separate shower cubicle. Outside there's ample parking, a garage providing storage & a lawned rear garden.

Key Features

- Extended traditional semi detached house
- Three bedrooms
- Feature open plan family room/lounge & dining kitchen
- Modern dining kitchen with integrated appliances
- Entrance hall with ground floor Wc
- Bathroom/WC with white suite & separate shower
- Combi gas central heating & UPVC double glazing
- The property has been re-roofed & re-wired
- Drive, forecourt and garage/store
- Lawned rear garden

Location Map



Please note that the pin on the map may not show the exact location of the property

Stamp Duty Rates

- First time purchase
£0.00
- Buying your next home
£0.00
- Additional or buy to let property
£7,800.00

For more information visit www.david-james.com/stampduty