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**DavidJames**  
the estate agent

**Oakdale Road, Carlton, Nottingham, NG4 1AB**

**Guide Price £200,000**

# About This Property

**GUIDE PRICE £200,000 - £225,000** Looking to put your own stamp on your next home? Offered to the market with no upward chain, this traditional detached home offers a promising canvas and lots of potential for personalisation! Conveniently located within easy reach of Carlton and Bakersfield's shopping areas and a variety of schools, commuting to the nearby City Centre is a breeze with frequent bus services available on the doorstep.

The entrance hall, complete with a porch and understairs storage, leads to a generous lounge, brightened by a walk-in bay window. A separate dining room offers flexibility for either formal meals or could be repurposed as an additional sitting room. The kitchen, accommodating space for freestanding appliances, provides access to the rear garden.

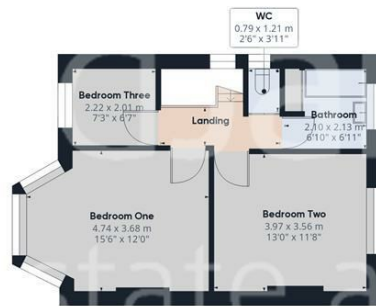
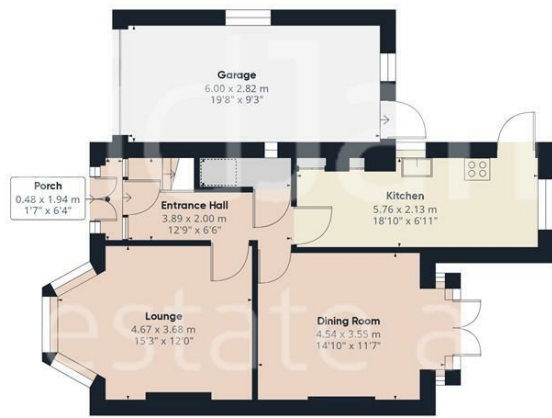
Upstairs, three bedrooms provide ample space for family living whilst the bathroom is complemented by a separate but adjoining WC.

Outside, the property boasts an enclosed rear garden which is mainly lawned. Additionally, the driveway at the front, leading to a useful garage, provides the convenience of off-street parking.



- Traditional detached home
- Lots of potential
- Offered to the market with no upward chain
- Conveniently situated for access to the City Centre, Carlton and Bakersfield
- Spacious lounge and separate versatile dining room
- Kitchen with space for freestanding appliances
- Three bedrooms
- Bathroom with separate WC
- Enclosed rear garden
- Driveway and useful garage





**Approximate total area\***

113.67 m<sup>2</sup>  
1223.48 ft<sup>2</sup>

**Reduced headroom**

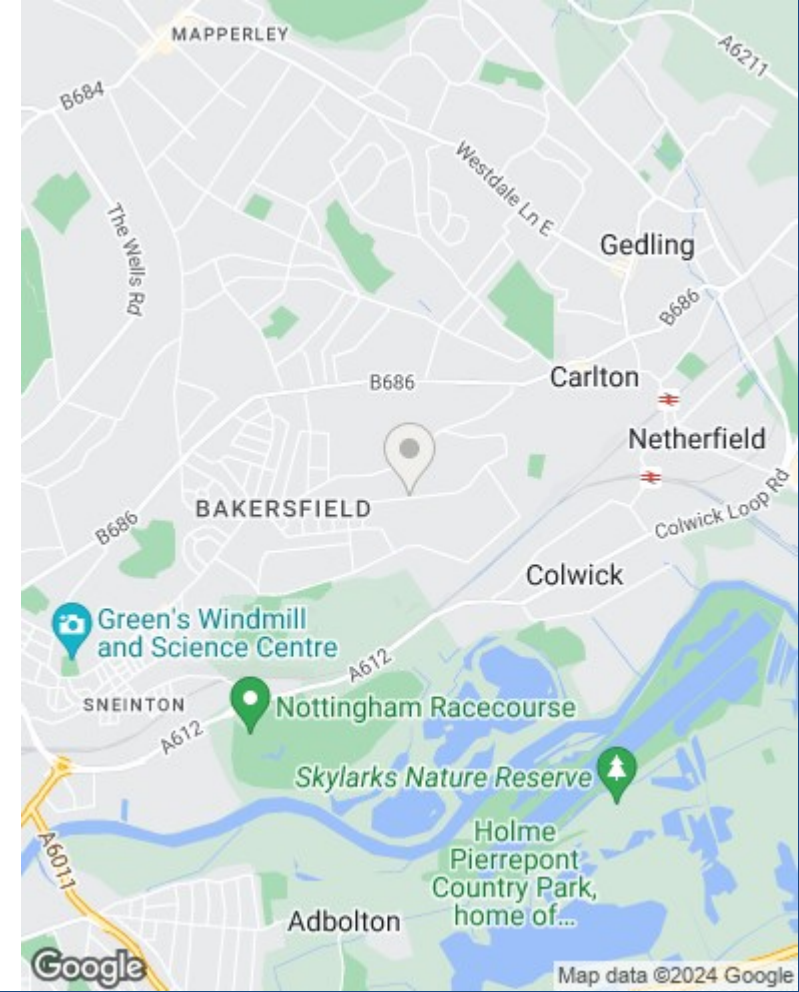
0.69 m<sup>2</sup>  
7.47 ft<sup>2</sup>

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

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**Council Tax Band: C**  
**Gedling Borough Council**  
**Freehold**

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