



 2

 1

 1

 E

DavidJames
the estate agent

Parkdale Road, Nottingham, NG3 7GN

Guide Price £250,000

About This Property

We are delighted to present this superb detached bungalow which is offered to the market with the advantage of no upward chain! Positioned on the flat, it caters excellently to those seeking the convenience of single-storey living. Throughout, the bungalow is well-kept, offering a canvas ready for the new owner to imprint their personal touch.

Location-wise, the property sits conveniently close to Carlton Hill's local amenities, ensuring everyday needs are easily met. Additionally, the doorstep boasts frequent bus services to Nottingham City Centre and the surrounding areas.

The home welcomes with a porch and entrance hall, leading to a lounge area that is both bright and spacious. The kitchen comes fitted with an electric oven, gas hob and extractor fan, seamlessly opening up to an adjoining utility/dining area through a feature archway. Further enhancing the home's versatility is a conservatory adorned with French doors and equipped with two radiators which enable the space to be used all year round.

The accommodation further includes two double bedrooms, with the main bedroom benefitting from fitted wardrobes and matching furniture. The bathroom is currently fitted with a four-piece suite that includes a separate shower cubicle, catering to all preferences.

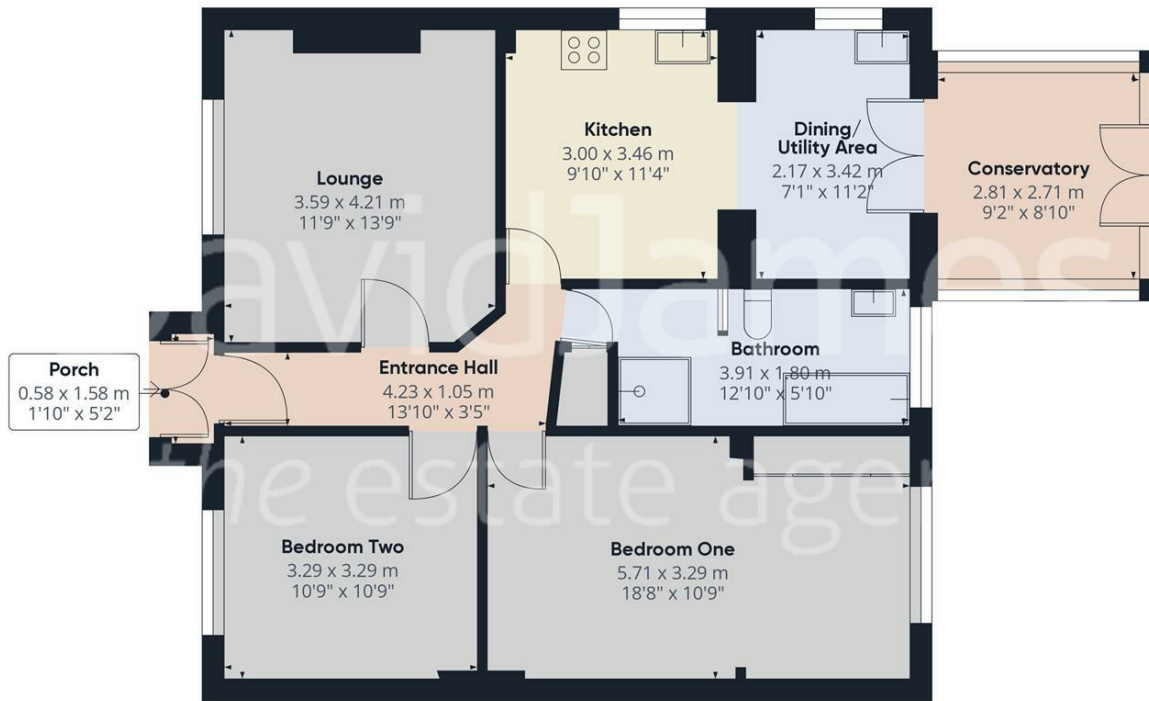
The outdoor space is generous and ideal for those with a green thumb, with a lawned rear garden incorporating useful sheds and a greenhouse. A driveway alongside a garage ensures ample off-street parking, rounding off this property's excellent offering.



- Detached bungalow
- Situated on the flat and ideal for those seeking single-storey living
- Offered to the market with no upward chain
- Bright and spacious lounge
- Fitted kitchen with adjoining dining/utility area
- Versatile conservatory with French doors and radiators
- Two double bedrooms
- Bathroom with four-piece suite including a separate shower cubicle
- Generous lawned rear garden with useful sheds and a greenhouse
- Driveway and garage providing off-street parking







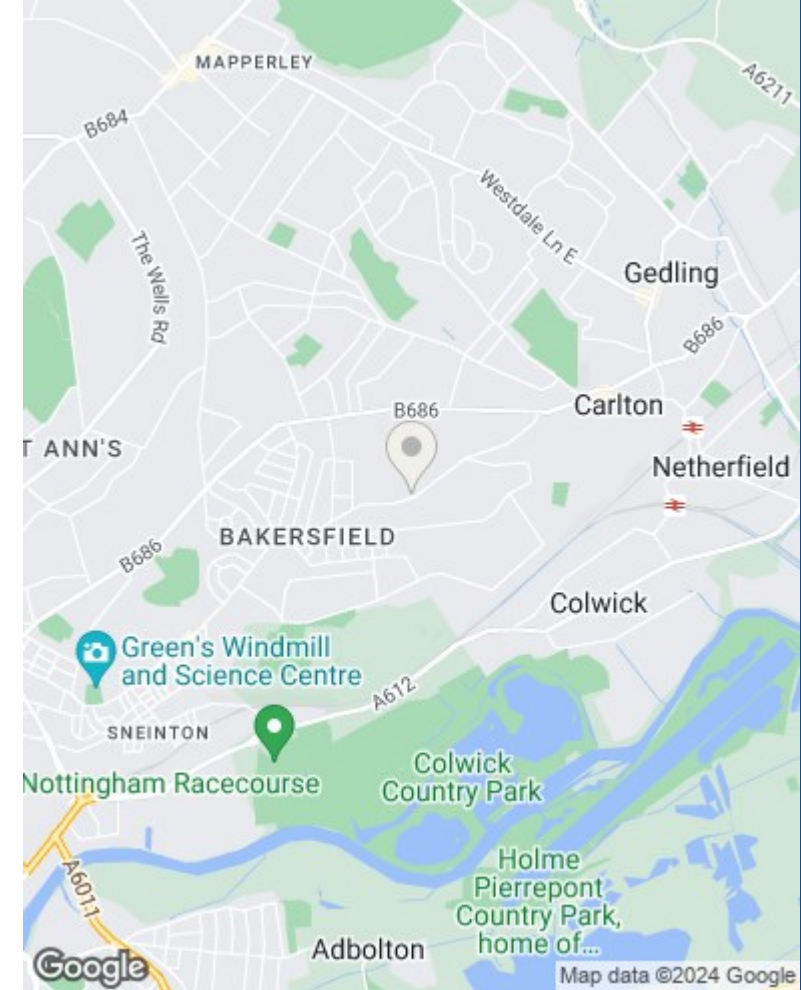
DavidJames
the estate agent

Approximate total area**
86.93 m²
935.75 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



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. If you have a property to sell you may wish to take advantage of our free valuation service. 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).

Council Tax Band: C
Nottingham City Council
Freehold

DavidJames
the estate agent

David James Estate Agents
317 Carlton Hill, Nottingham, NG4 1GL
t: 0115 987 8957 e: carlton@david-james.com

naea | propertymark
PROTECTED

The Property Ombudsman