



12 Holdale Road, Nottingham – NG3 7GF

Guide Price **£220,000**

DavidJames
the estate agent



12 Holdale Road

Nottingham, Nottingham

Well-presented 2 double bedroom semi-detached home with character features – ideally positioned to take full advantage of nearby local amenities and bus services alongside easy access to the City!

Council Tax band: A

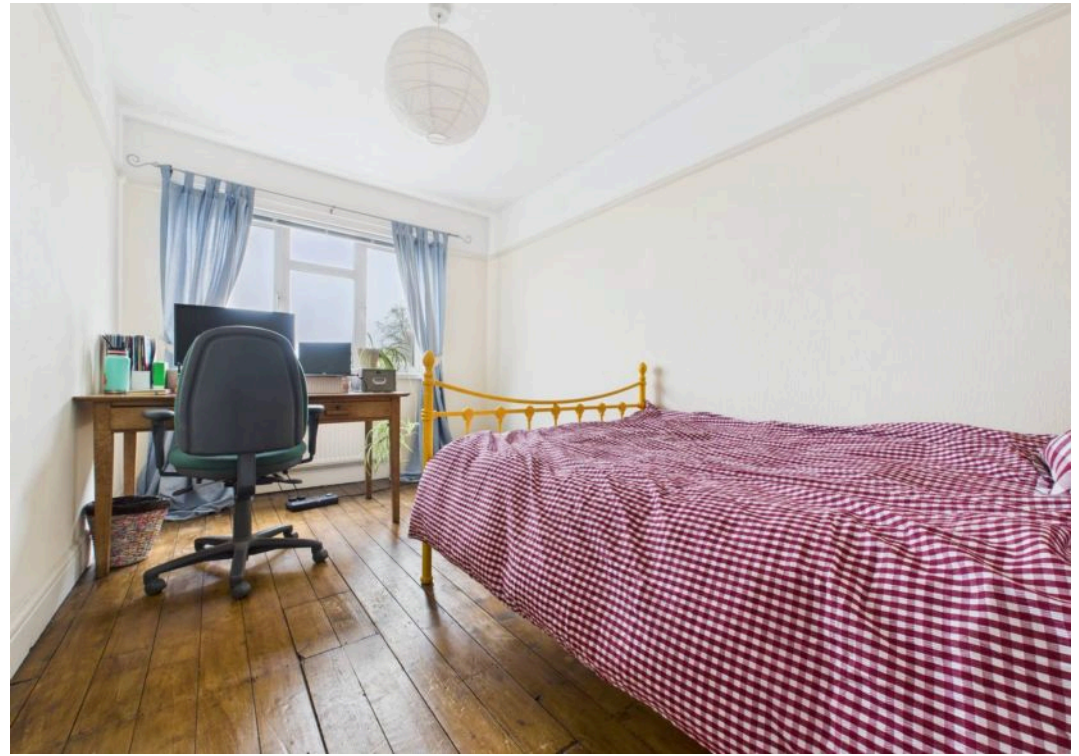
Tenure: Freehold

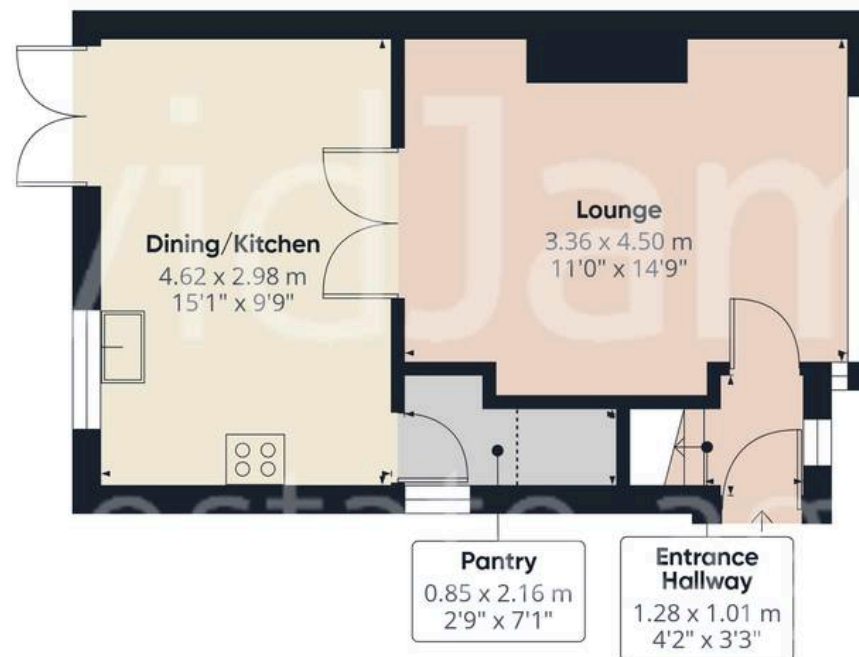
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented semi-detached home
- Ideally positioned for access to Carlton and Bakersfield's amenities, schools and transport links
- Within easy reach of the nearby Nottingham City Centre
- Combines character original features with thoughtful modern updates
- Good-sized lounge with a focal-point fireplace, wood-finish flooring and large feature window
- Dining kitchen with timber worktops, a range of fitted units and a breakfast bar
- Two well-proportioned double bedrooms on the first floor
- Family bathroom with a four-piece suite (including both a bath and separate walk-in shower enclosure)
- Tiered south-facing rear garden with feature covered pergola seating space
- Driveway to the front providing off-street parking







Floor 0



Floor 1



Approximate total area⁽¹⁾

65 m²

701 ft²

Reduced headroom

0.8 m²

9 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

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@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.