



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

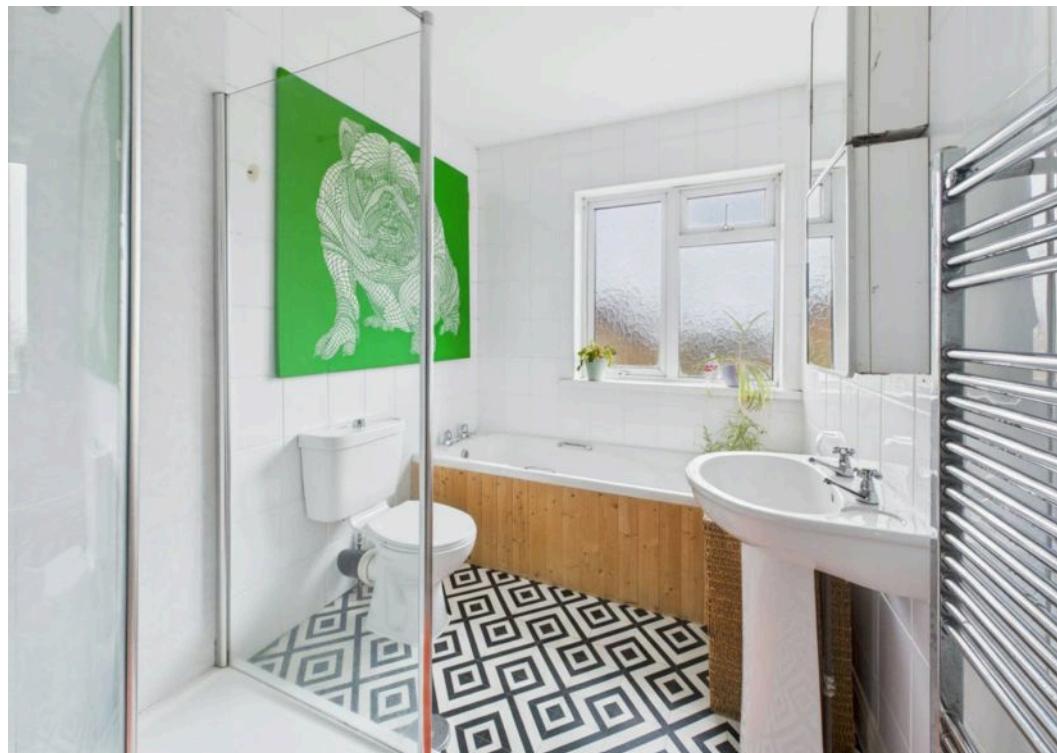
Tenure: Freehold

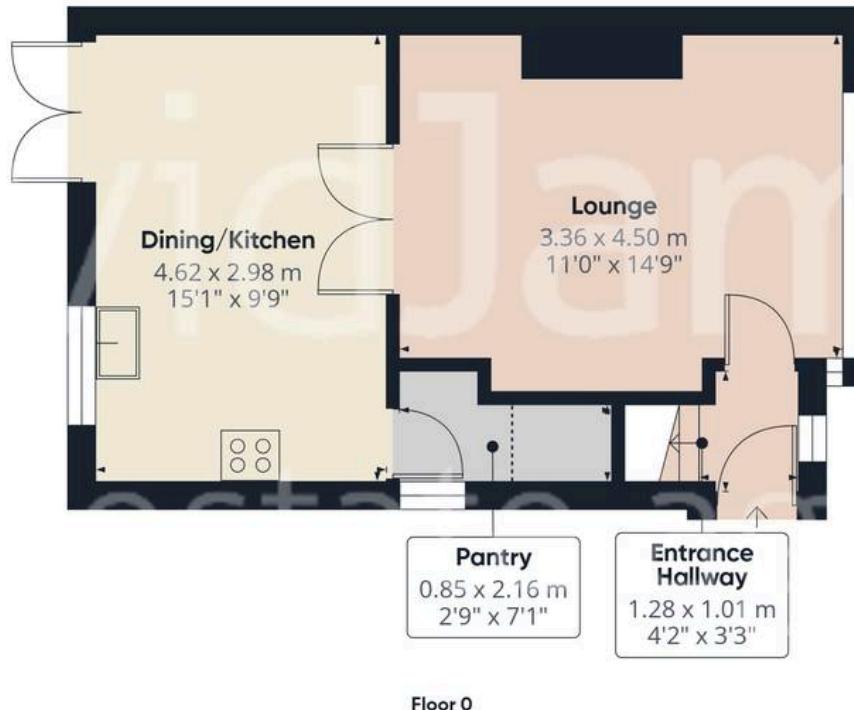
EPC Energy Efficiency Rating: D

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







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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.

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