



13 Edale Road, Nottingham – NG2 4HT

Guide Price **£149,000**

DavidJames
the estate agent



13 Edale Road

Nottingham, Nottingham

Mid-terrace house with no upward chain and located a short commute to Nottingham City Centre, available with either tenants in-situ or vacant possession! 2 reception rooms, fitted kitchen and 2 beds.

Council Tax band: A

Tenure: Freehold

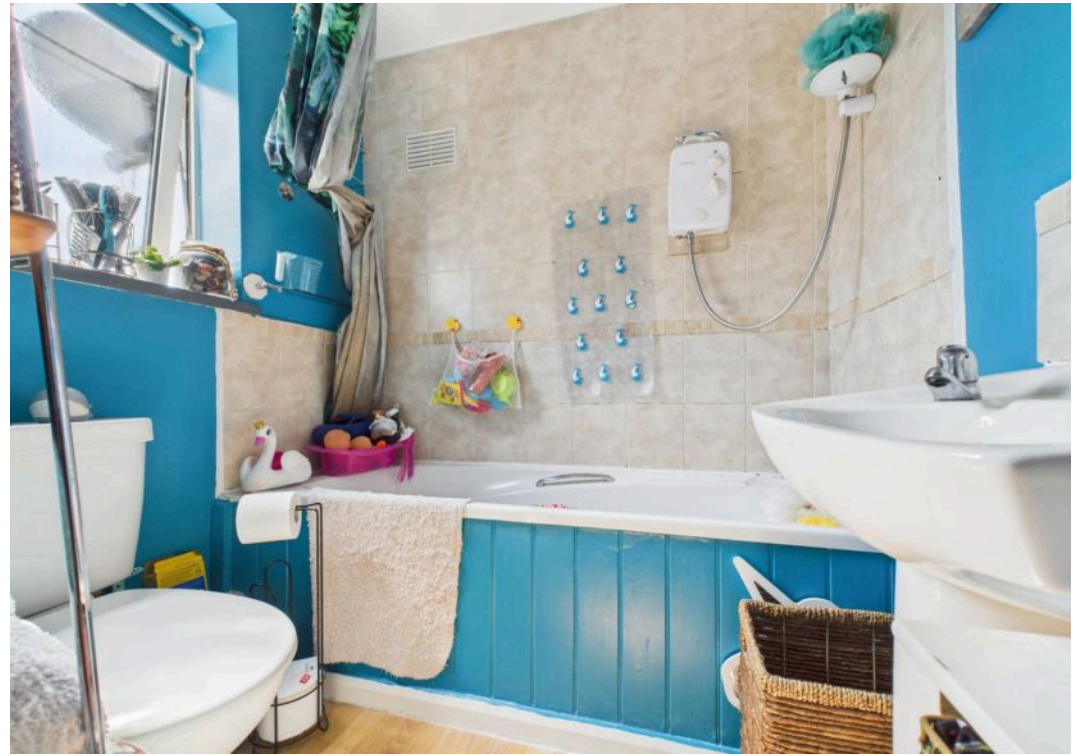
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Mid-terrace house
- Available with tenants in-situ or vacant possession
- Offered to the market with no upward chain
- A short commute to the nearby Nottingham City Centre
- Sneinton's amenities and bus services on the doorstep
- Two versatile reception rooms
- Fitted kitchen with integrated cooking appliances and an adjoining utility area
- First floor bathroom with a three-piece suite and electric over-bath shower
- Two first floor bedrooms
- Gas central heating and UPVC double glazing









Floor 0

Approximate total area⁽¹⁾

56.5 m²

608 ft²



Floor 1

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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