



2 Ramsdale Crescent, Nottingham - NG5 4DU

Guide Price £300,000 - £325,000

DavidJames
the estate agent



2 Ramsdale Crescent

Nottingham, Nottingham

GUIDE PRICE £300,000- £325,000 Rare opportunity! Semi-detached property with period features. Corner plot. 3 beds, 2 receptions. Mature garden, off-street parking. Close to amenities. Chain-free.

Council Tax band: C

Tenure: Freehold

- Spacious semi-detached home with original period features, set on a prominent corner plot
- Vendor owned for over fifty years and now offered with no upward chain – ready for immediate purchase
- Two generous reception rooms offering versatile living space
- Compact but functional kitchen with scope to extend or reconfigure, and separate utility area and rear lobby for added convenience
- Three well-proportioned double bedrooms
- Family bathroom with scope to modernise or reconfigure
- Private rear garden with mature planting, and brick outbuilding providing useful storage space
- Detached garage and off-street parking with rear vehicle access
- Ideal for growing families looking to create their forever home
- Excellent location close to local amenities, public transport, and road links





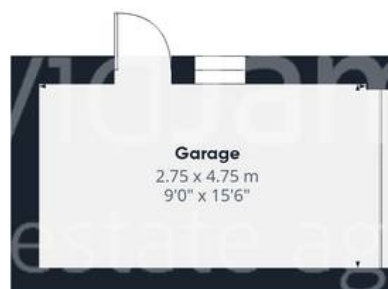




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

116.1 m²

1248 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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