



5 Kirkdale Road, Nottingham – NG3 7GY

Guide Price **£260,000**

DavidJames
the estate agent



5 Kirkdale Road

Nottingham

NO CHAIN! 3 bed link-detached family home within easy reach of Carlton and Bakersfield's amenities as well as transport links to the city. Two reception rooms, conservatory and a generous garden!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Traditional link-detached family home
- Offered to the market with no upward chain
- Conveniently located close to Carlton and Bakersfield's local amenities, schools and transport links to Nottingham city centre
- Front-facing lounge with a feature bay window
- Separate reception room (ideal as a dining room or second sitting room)
- Fitted kitchen with integrated cooking appliances and an adjoining conservatory
- Three well-proportioned bedrooms (main bedroom with in-built wardrobes)
- Family bathroom with a three-piece modern white suite
- Good-sized and enclosed lawned rear garden
- Useful garage with a separate storage area to the rear







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

90.9 m²

979 ft²

(1) Excluding balconies and terraces

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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