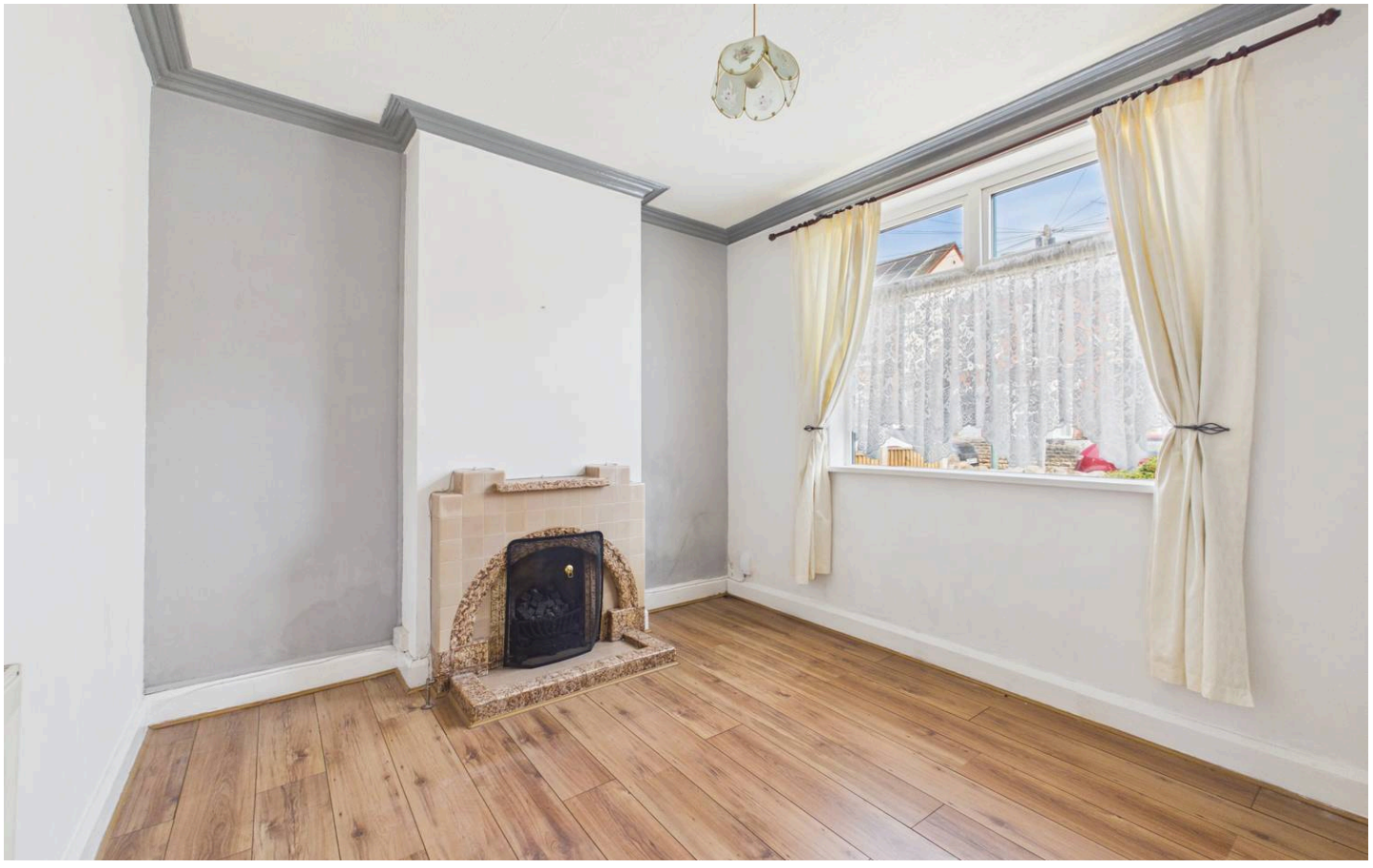
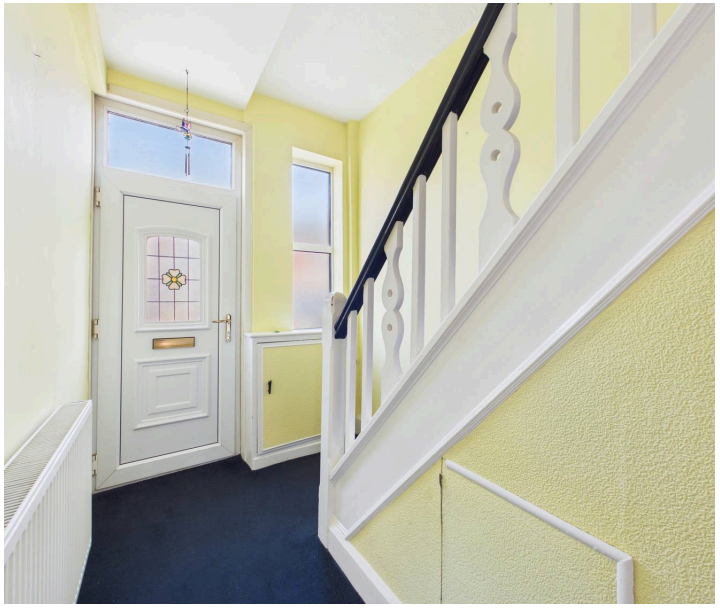
63 Ragdale Road, Nottingham - NG6 8GP

Guide Price **£180,000**

DavidJames
the estate agent





63 Ragdale Road

Nottingham

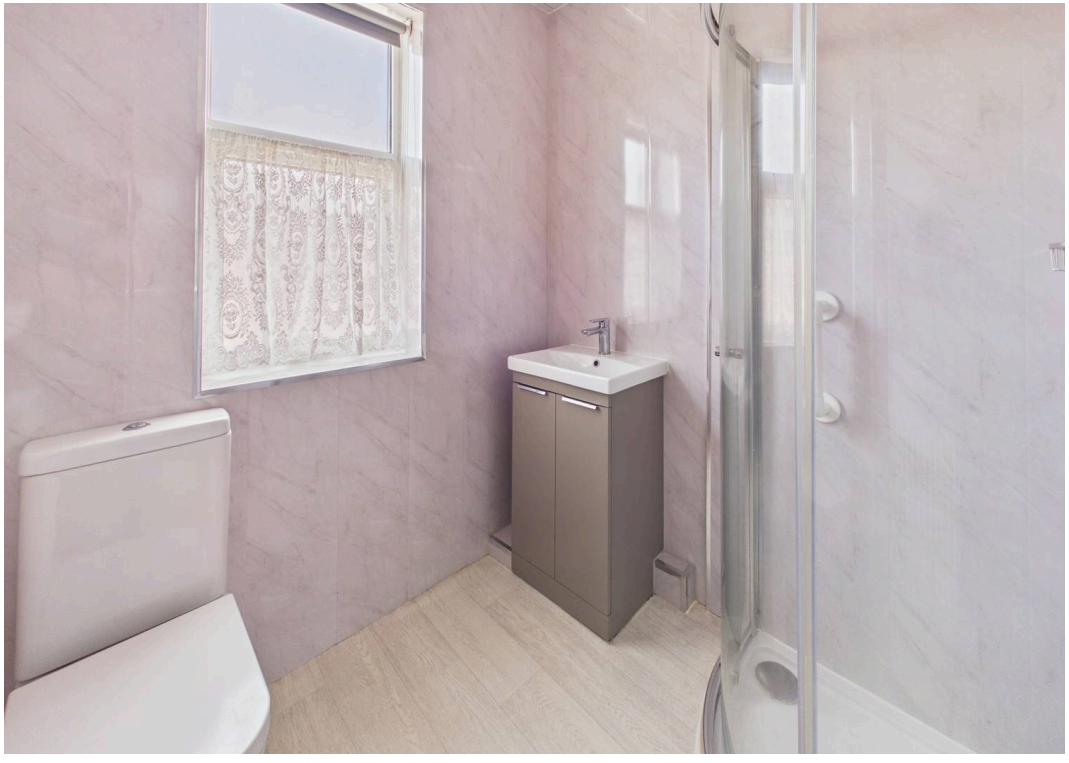
NO CHAIN! 3 bed semi-detached home close to Bulwell's amenities and frequent transport links to the city! 2 reception rooms, southerly-facing garden and exciting potential to personalise.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi-detached family home
- Offered to the market with no upward chain
- Ideal for families, first-time buyers and investors alike
- Conveniently positioned for access to local amenities, schools and public transport links to the city
- Entrance hallway with a convenient WC
- Two versatile reception rooms (lounge and separate dining room)
- Fitted kitchen with garden views and space for freestanding appliances
- Modern first floor shower room with a three-piece white suite
- Gas central heating provided by a Glow-worm boiler (installed 2022)
- Generous southerly-facing rear garden with patio seating space, lawn and established planting



Floor 0

Floor 1

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the estate agent

Approximate total area(1)

81.2 m²

874 ft²

Reduced headroom

0.1 m²

2 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

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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.