

146 Oakdale Road, Nottingham - NG3 7EH

Guide Price **£350,000**

DavidJames
the estate agent







146 Oakdale Road

Nottingham

GUIDE PRICE £350,000 - £375,000 SOLAR PANELS
Versatile detached home offering flexible accommodation within easy reach of amenities, schools and transport links! 3 double beds, large terrace and a large southerly-facing garden!
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Southerly-facing expansive garden with mature planting and excellent views/SOLAR panels provide cheaper electricity.
- Detached split-level home offering flexible and deceptively spacious accommodation
- Ideally positioned for easy access to local amenities, transport links to the City and popular schools
- Lounge with a feature log burner and French door terrace access
- Large partially-covered terrace seating area with an impressive outlook of the gardens and surrounding area
- Modern breakfast kitchen with integrated appliances and a separate utility
- Three/Four bedrooms (two currently utilised as reception rooms)
- Home office plus two lower ground floor store rooms with potential to create further habitable spaces
- Contemporary shower room with a walk-in enclosure and rainfall shower
- Multi-vehicle off-street parking to the front










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E CHICKENS CAN CROSS
ROAD WITHOUT MAKING
NOTTES QUESTIONED



Floor 0



Floor 1



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Approximate total area(1)

157.5 m²

1694 ft²

Balconies and terraces

29.4 m²

316 ft²

Reduced headroom

1.1 m²

12 ft²

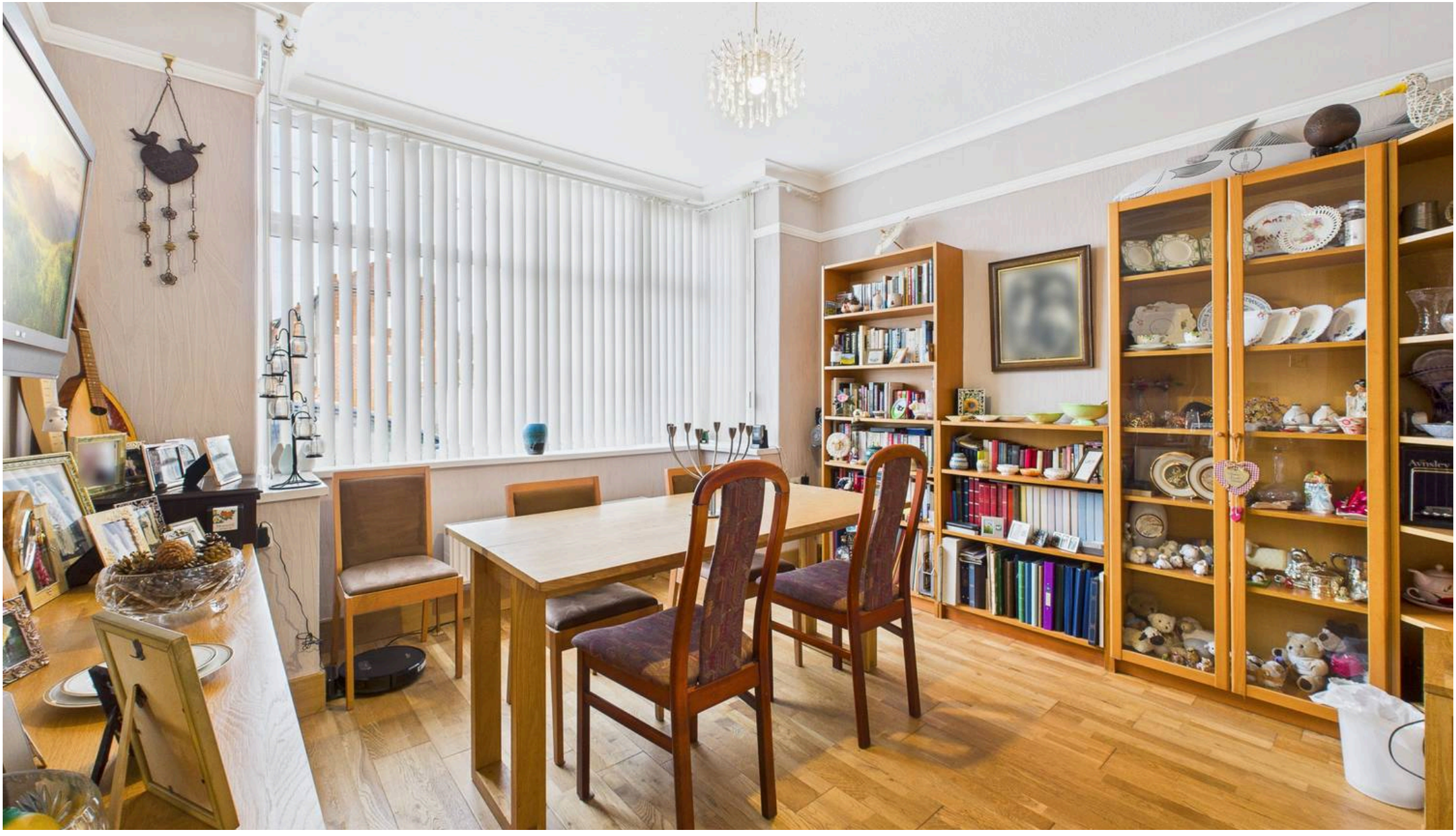
(1) Excluding balconies and terraces

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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