



36 Pateley Road, Nottingham - NG3 5QF

Guide Price **£350,000**





36 Pateley Road

Nottingham, Nottingham

Spacious traditional detached house close to amenities and schools with two reception rooms, dining kitchen, three beds alongside a good-sized rear garden, garage & driveway!
Council Tax band: C

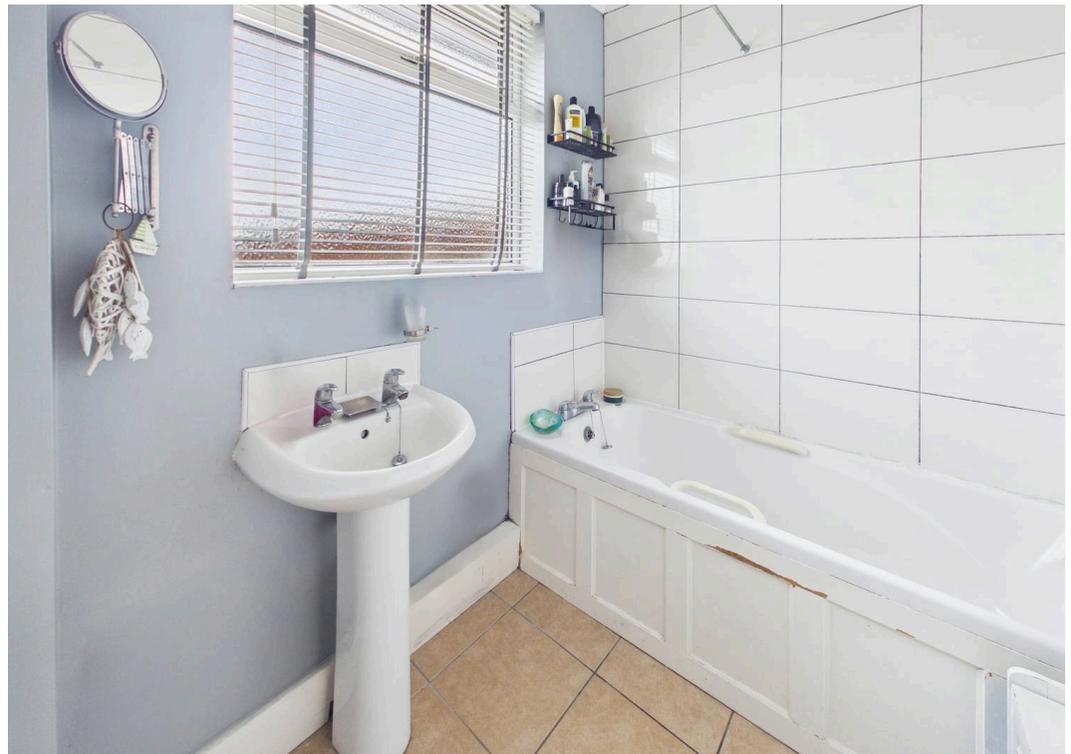
Tenure: Freehold

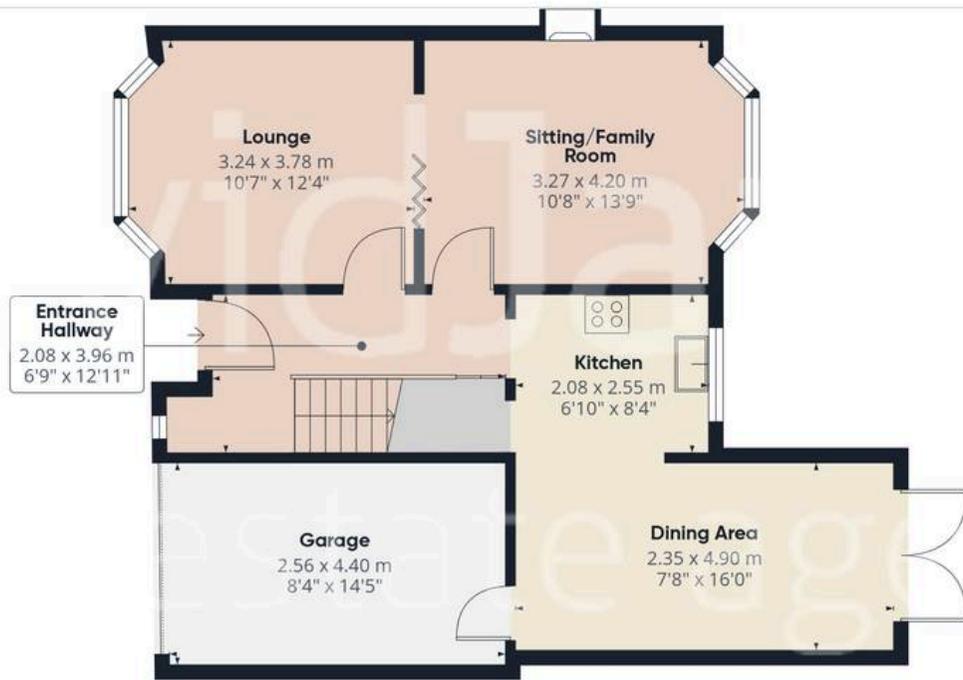
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Traditional detached home perfect for family living
- Close to local amenities, schools and regular bus services
- Welcoming hallway with charming decorative arched glass window
- Spacious bay-fronted lounge with feature foldable glazed doors
- Good sized second reception room with log burner and rear garden views
- Dining kitchen with fitted base and wall units plus integrated appliances
- Three bedrooms (including two doubles with large bay windows)
- Main bathroom with mains shower over bath and separate WC
- Enclosed rear garden with decked seating area, patio and lawn
- Driveway with garage providing off-street parking





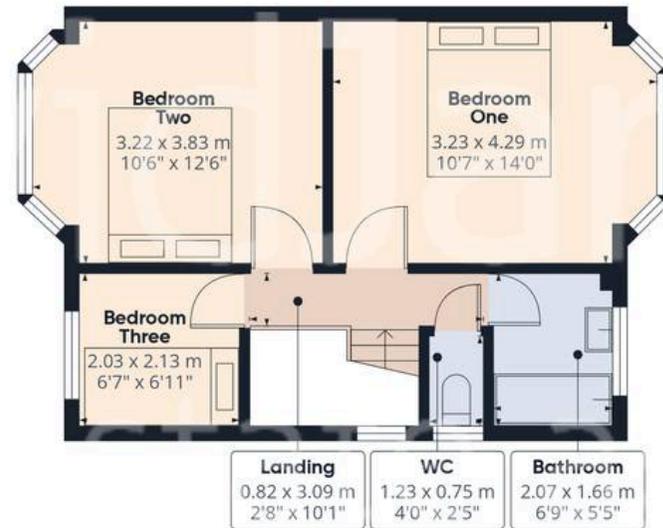


Floor 0

Approximate total area⁽¹⁾

99.8 m²

1075 ft²



Floor 1



(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.

GIRAFFE360



David James Estate Agents

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

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

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.