



**146 Oakdale Road, Nottingham - NG3 7EH**

Guide Price **£400,000**





## 146 Oakdale Road

Nottingham, Nottingham

GUIDE PRICE £400,000 - £425,000 Versatile split-level 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!

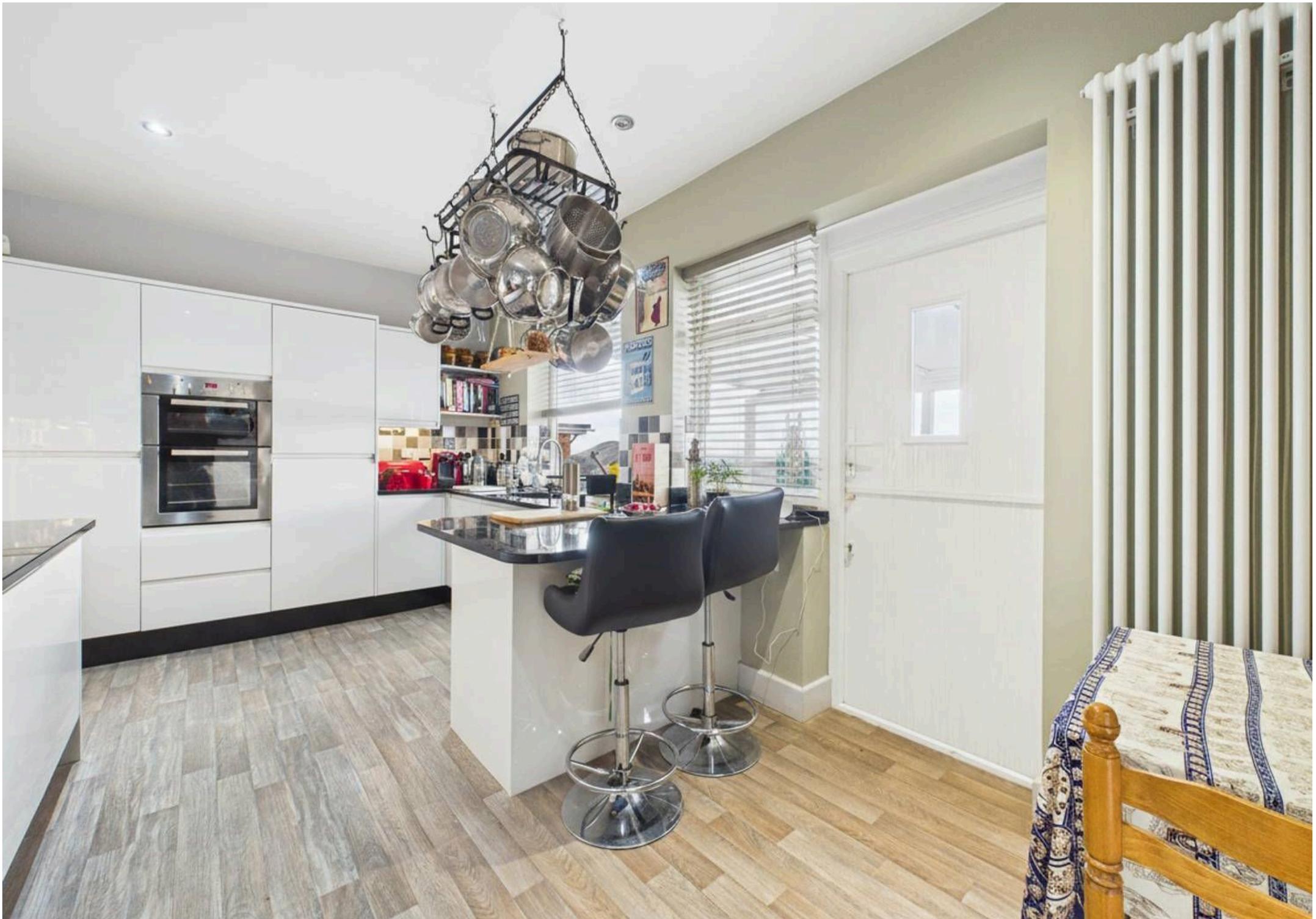
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- 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 double 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
- Southerly-facing expansive garden with mature planting and excellent views
- Multi-vehicle off-street parking to the front







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

157.5 m<sup>2</sup>

1694 ft<sup>2</sup>

**Balconies and terraces**

29.4 m<sup>2</sup>

316 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>

12 ft<sup>2</sup>

(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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