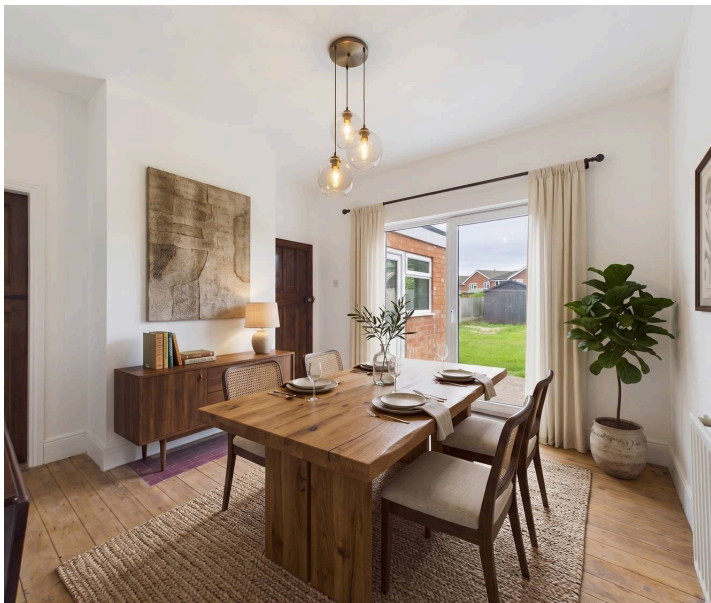




21 Eastdale Road, Nottingham – NG3 7GE

Guide Price **£290,000**

DavidJames
the estate agent



21 Eastdale Road

Nottingham

NO CHAIN! 2 double bedroom detached bungalow offering versatile single-storey living. 2 reception spaces, kitchen and stylish shower room plus a generous loft, large lawned garden and driveway parking

Council Tax band: C

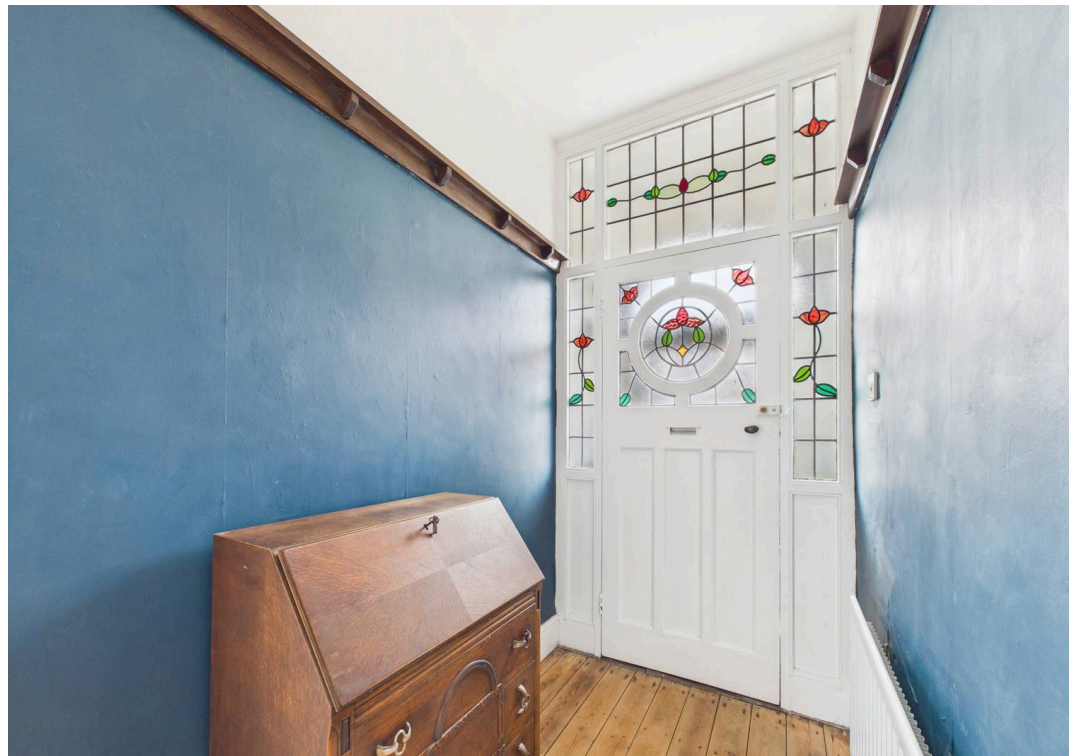
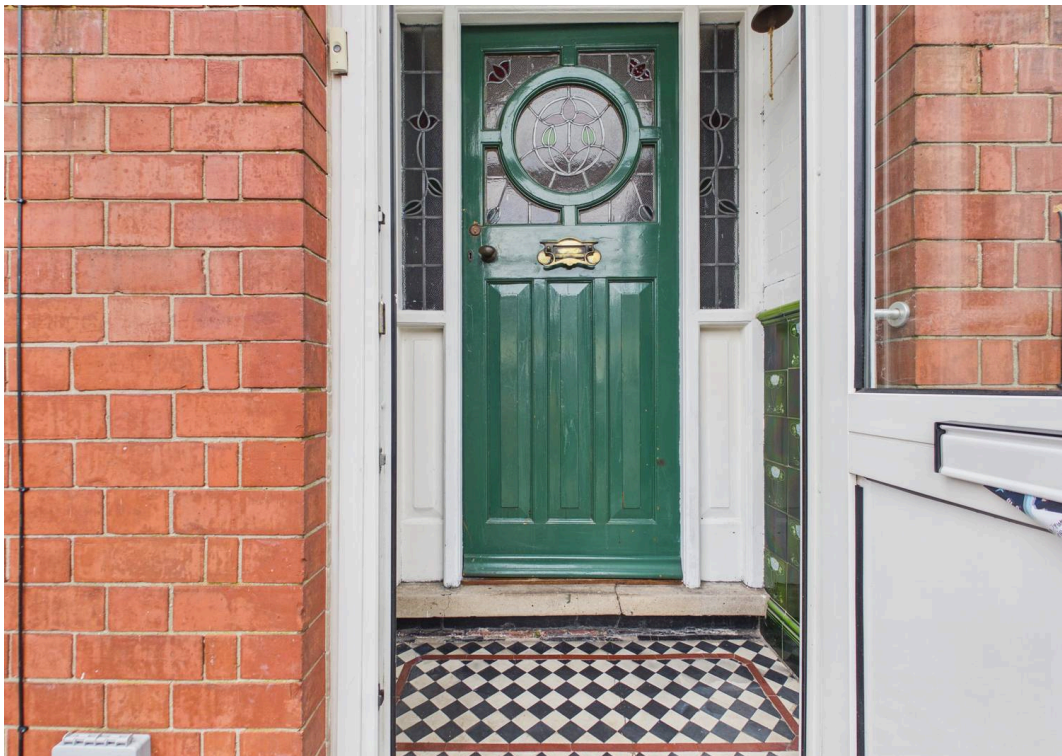
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached bungalow offered with no upward chain
- Ideal for those seeking single-storey living with nearby local amenities and transport links
- Bright and spacious lounge with bay window and exposed wooden flooring
- Separate dining room with sliding patio doors to the garden
- Fitted kitchen with integrated cooking appliances and a generous range of units
- Two double bedrooms (main bedroom with fitted wardrobes)
- Stylish modern shower room with a twin-head rainfall shower
- Boarded and plastered loft space with heating, lighting and power
- Generous rear garden with lawn, patio seating space and useful outbuildings
- Block-paved driveway providing off-street parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

133.3 m²

1436 ft²

Reduced headroom

5.5 m²

60 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



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@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.