



**21 Eastdale Road, Nottingham – NG3 7GE**

Guide Price **£300,000**

**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

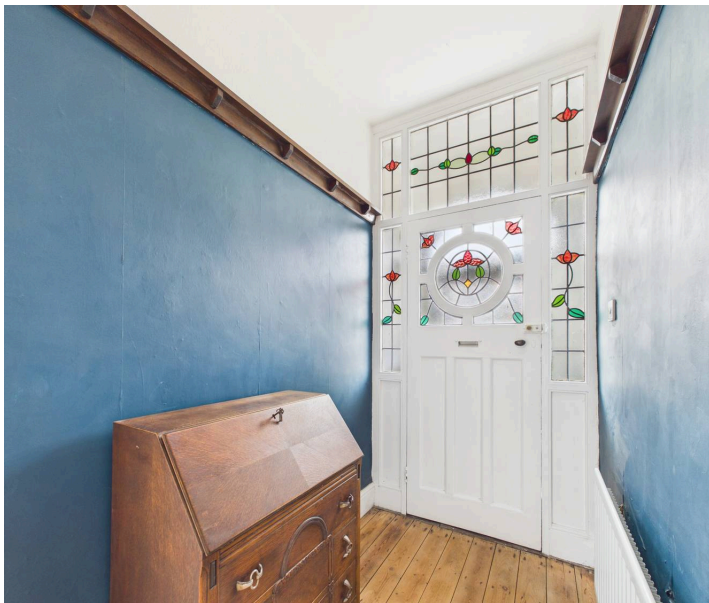
Council Tax band: C

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 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<sup>(1)</sup>**

133.3 m<sup>2</sup>

1436 ft<sup>2</sup>

**Reduced headroom**

5.5 m<sup>2</sup>

60 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





## David James Estate Agents

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