



Offers In The Region Of £290,000

Bedale Road, Sherwood Dales, Nottingham NG5 3GN

EPC Rating D



Three bedroom semi-detached house in a sort after location with convenient access to the ring road and Nottingham City Hospital, situated within easy reach of Sherwood's excellent amenities, frequent bus services to the city and a variety of schools. To the ground floor the dining room is to the front of the property and to the rear of the property is the lounge which has a gas log burner and kitchen with wall and base units work surface and double oven, hob and plumbing for a washing machine, there is also a WC and conservatory. To the first floor is the four piece family bathroom which has a corner bath, separate electric shower, sink and WC. There are three bedrooms and the property benefits from uPVC double glazing, alarm system and gas central heating. To the front of the property is a double driveway and garage, to the rear is a lawn garden, with large patio area, summer house, shed and fence to the perimeter. The property is in general need of modernisation but has been loved by the current owners for more than 25 years making the property an ideally family home.

DINING ROOM 13' 4" x 11' 2" (4.08m x 3.41m)

LIVING ROOM 13' 6" x 11' 2" (4.12m x 3.42m)

KITCHEN 8' 4" x 10' 11" (2.56m x 3.33m)

CONSERVATORY 8' 7" x 14' 4" (2.64m x 4.37m)

BEDROOM ONE 13' 7" x 9' 0" (4.15m x 2.76m)

BEDROOM TWO 11' 4" x 9' 3" (3.47m x 2.84m)

BEDROOM THREE 8' 0" x 7' 6" (2.46m x 2.29m)

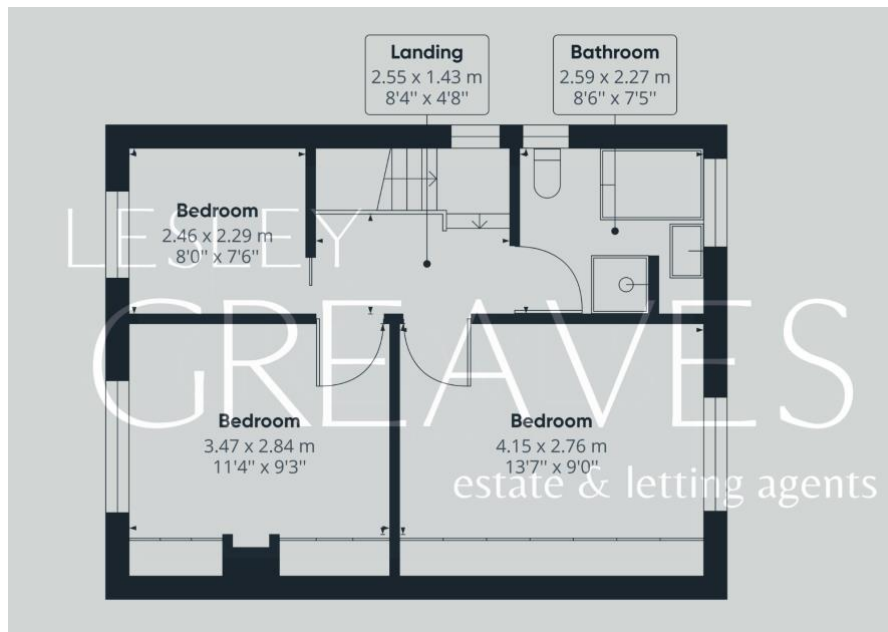
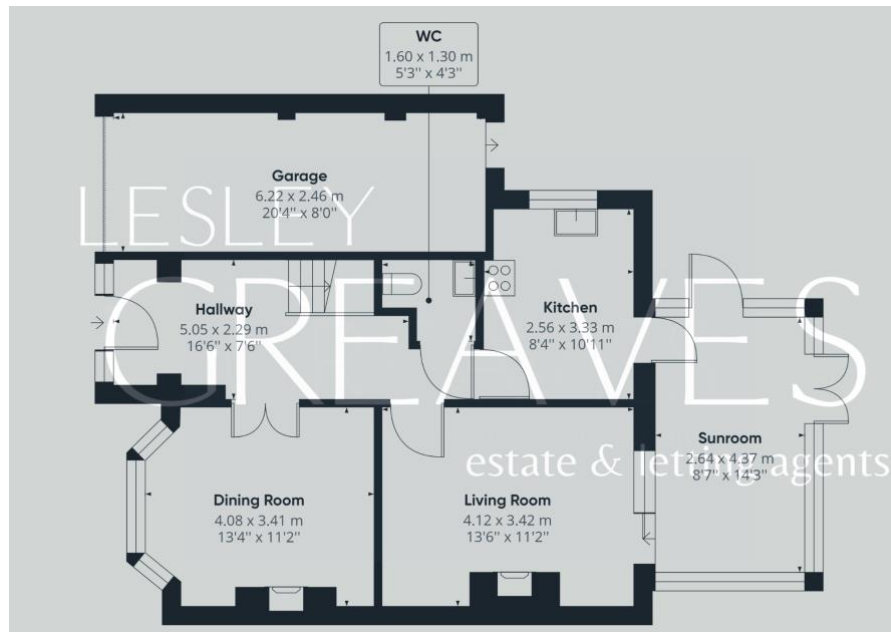
BATHROOM 8' 5" x 7' 5" (2.59m x 2.27m)

GARAGE 20' 4" x 8' 0" (6.22m x 2.46m)

- Freehold
- Council Tax

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Company Registration Number: 5773186 | VAT Number: 917862296

