



## Guide Price £230,000-£240,000

Southdale Road, Nottingham, NG4 1EX

EPC Rating D

Council Tax Band: Freehold

Local Authority: Gedling Borough Council

We are delighted to bring to market this beautifully presented and ideally located three bedroom semi-detached family home. The property is close to transport links giving easy access to the City Centre. The house itself benefits from a sun room and driveway leading to an adjoining garage!

The accommodation briefly comprises a porch, entrance hall with stairs to the first floor, under stair storage, doors to the living room and kitchen. The living room leads to a sun room at the rear which is currently utilised as a dining room.

To the first floor of the property there are two double bedrooms and a single bedroom as well as a modern shower room.

There is a driveway at the front providing off street parking and access to the garage. The garage has an electric up and over door, personnel door to the rear, power and light. Gated access at the side leads to a tiered rear garden

Located in Carlton, this property enjoys a host of local amenities including shops, pubs and cafes, it is ideally located for both primary and secondary schools as well as having excellent transport links with both bus and rail connections close by which make Nottingham City Centre and surrounding areas easily accessible.



- Freehold
- Council tax band B

HALLWAY 5' 9" x 11' 10" (1.76m x 3.61m)

KITCHEN 8' 11" x 11' 10" (2.74m x 3.62m)

LIVING ROOM 9' 10" x 15' 2" (3.02m x 4.63m)

SUN ROOM 5' 6" x 11' 6" (1.69m x 3.52m)

GARAGE 7' 11" x 17' 7" (2.42m x 5.38m)

LANDING 7' 0" x 7' 10" (2.15m x 2.39m)

BEDROOM 3 5' 10" x 7' 0" (1.80m x 2.14m)

BEDROOM 2 7' 7" x 9' 11" (2.32m x 3.03m)

MASTER BEDROOM 9' 5" x 11' 10" (2.88m x 3.61m)

BATHROOM 5' 4" x 5' 6" (1.65m x 1.68m)

