



100 Oakdale Road, Nottingham - NG3 7EH

Guide Price **£270,000 - £280,000**

DavidJames
the estate agent



100 Oakdale Road Nottingham, Nottingham

Council Tax band: C

Tenure: Freehold

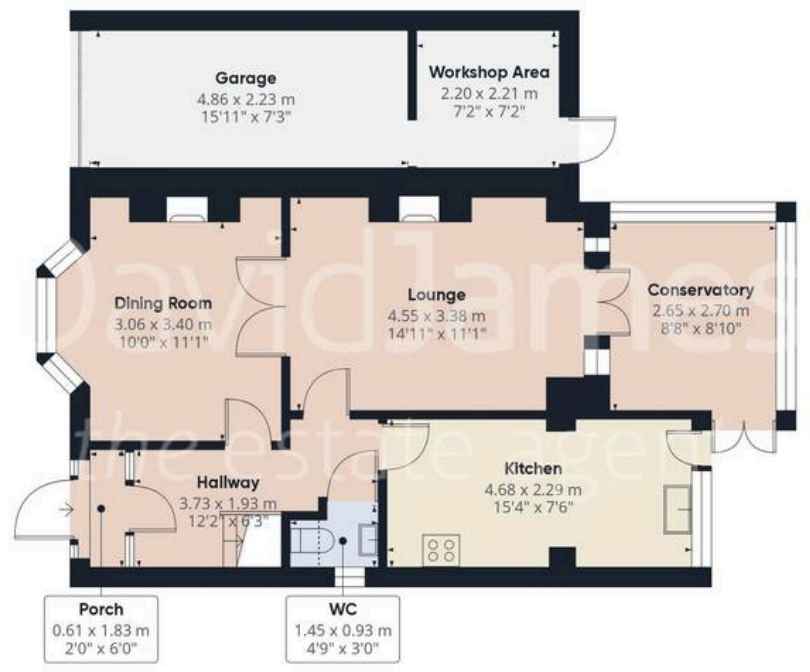
EPC Energy Efficiency Rating: TBC

- Traditional detached family home close to bus routes and amenities
- Three bedrooms, double bedrooms one and two with laminate flooring and bedroom one with a bay window to the front elevation
- Entrance porch, entrance hall and ground floor WC with washbasin
- Lounge with laminate flooring and gas fire
- Separate but adjoining dining room with period style fireplace and bay window to the front elevation
- UPVC double glazed conservatory with tiled flooring and French doors to the rear garden
- Kitchen with a range of light Oak units and integrated oven and hob
- Modern first floor bathroom/WC with white suite and electric shower
- Combination gas central heating, UPVC double glazing, loft space (accessed via loft ladder with carpet and lighting as well as a skylight window)
- Driveway provides off road parking, garage with rear workshop area, enclosed lawned rear garden with decking area





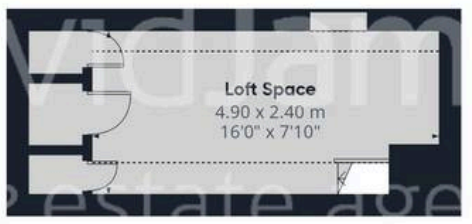




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
120.53 m²
1297.39 ft²

Reduced headroom
3.03 m²
32.6 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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