



**12 Holdale Road, Nottingham – NG3 7GF**

Guide Price **£220,000**

**DavidJames**  
the estate agent





## 12 Holdale Road

Nottingham, Nottingham

Well-presented 2 double bedroom semi-detached home with character features – ideally positioned to take full advantage of nearby local amenities and bus services alongside easy access to the City!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

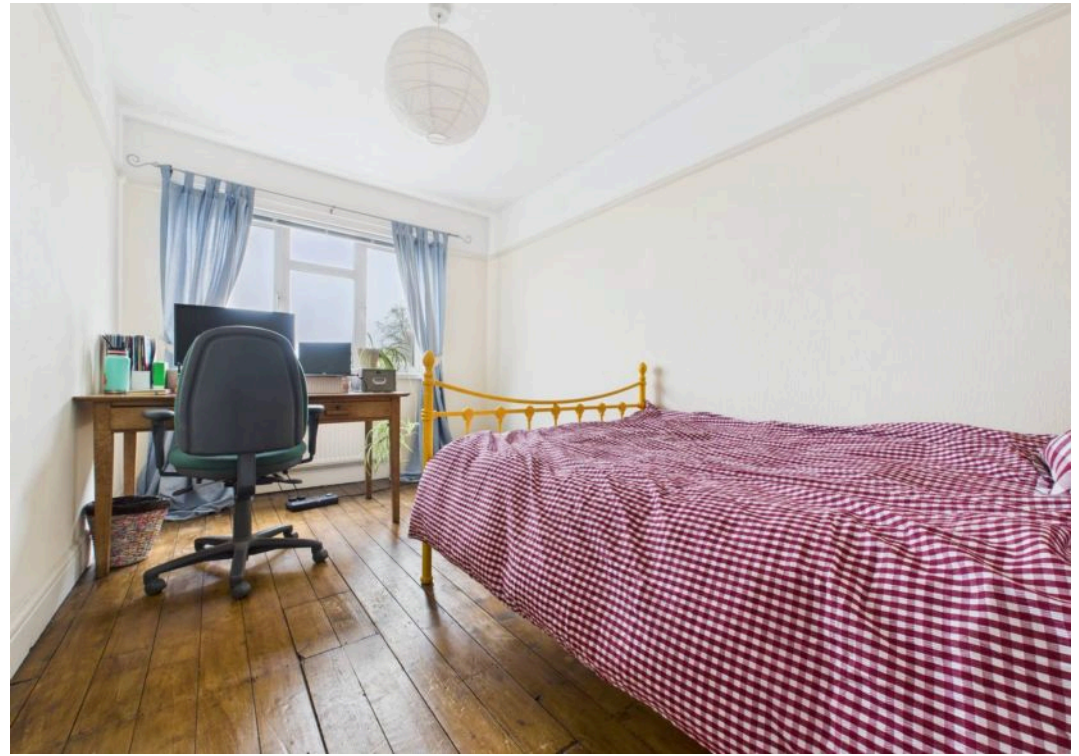
EPC Environmental Impact Rating: E

- Well-presented semi-detached home
- Ideally positioned for access to Carlton and Bakersfield's amenities, schools and transport links
- Within easy reach of the nearby Nottingham City Centre
- Combines character original features with thoughtful modern updates
- Good-sized lounge with a focal-point fireplace, wood-finish flooring and large feature window
- Dining kitchen with timber worktops, a range of fitted units and a breakfast bar
- Two well-proportioned double bedrooms on the first floor
- Family bathroom with a four-piece suite (including both a bath and separate walk-in shower enclosure)
- Tiered south-facing rear garden with feature covered pergola seating space
- Driveway to the front providing off-street parking

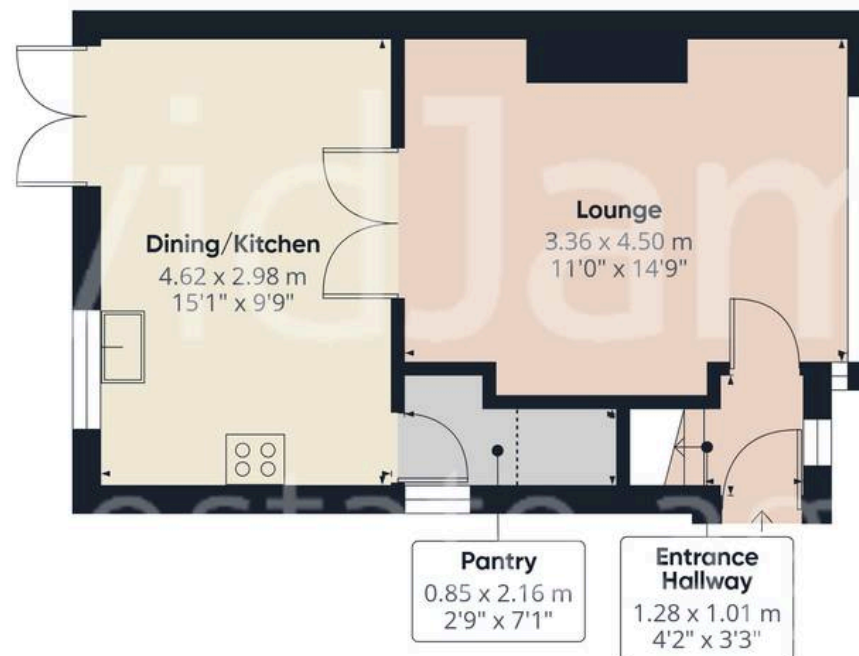












Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

65 m<sup>2</sup>

701 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>

9 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

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://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.