



146 Oakdale Road, Nottingham – NG3 7EH

Guide Price £425,000

DavidJames
the estate agent



146 Oakdale Road

Nottingham, Nottingham

Versatile split-level detached home offering flexible accommodation within easy reach of local amenities, schools and transport links! 3 double beds, large terrace and a large southerly-facing garden!

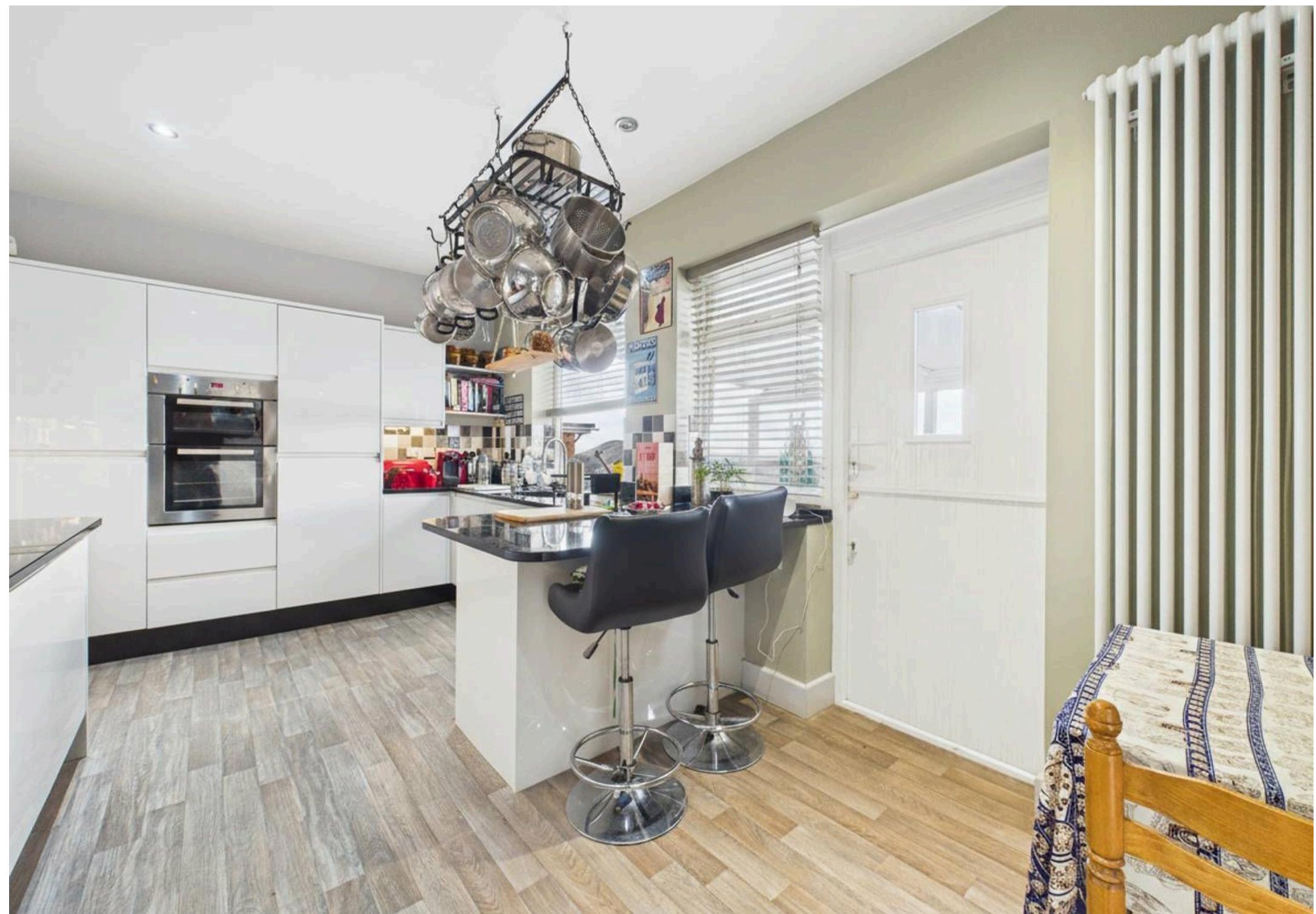
Council Tax band: C

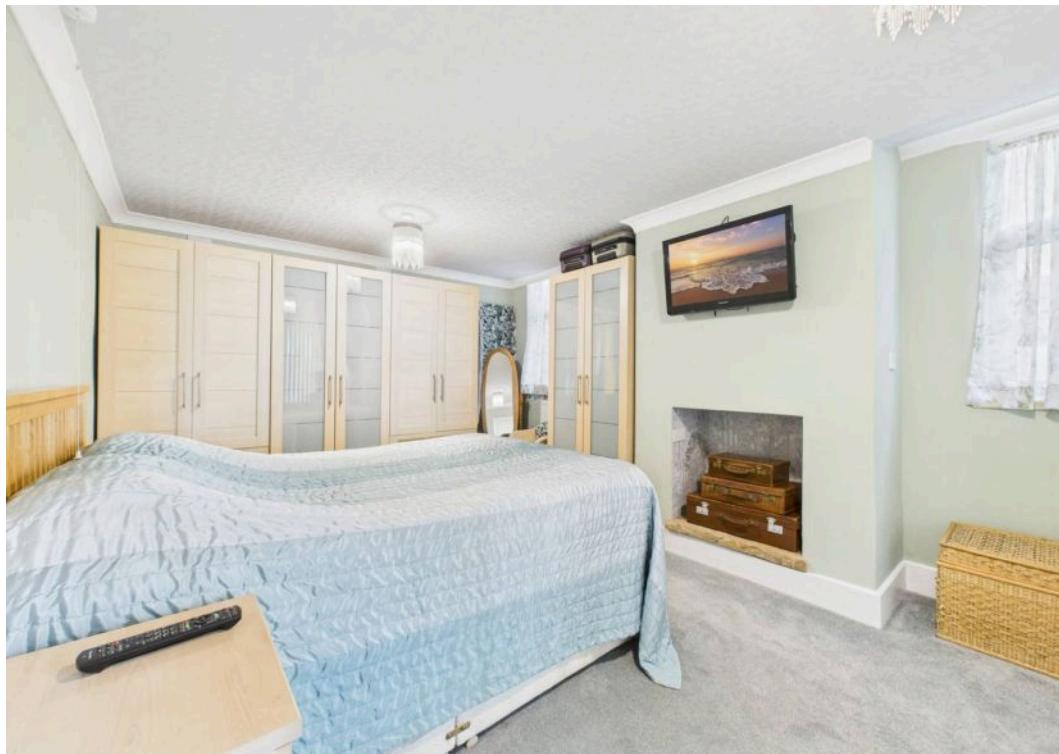
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

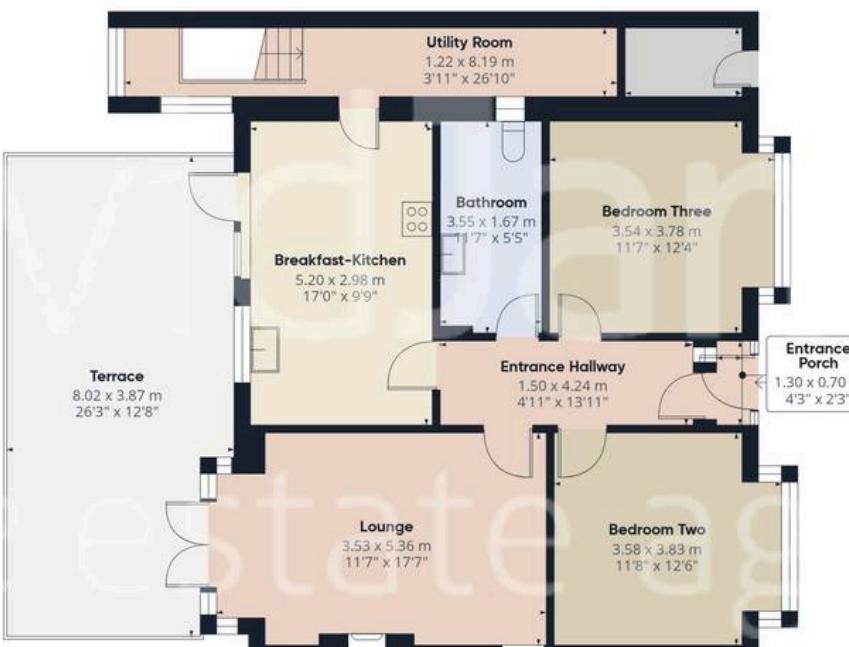
- Detached split-level home offering flexible and deceptively spacious accommodation
- Ideally positioned for easy access to local amenities, transport links to the City and popular schools
- Lounge with a feature log burner and French door terrace access
- Large partially-covered terrace seating area with an impressive outlook of the gardens and surrounding area
- Modern breakfast kitchen with integrated appliances and a separate utility
- Three double bedrooms (two currently utilised as reception rooms)
- Home office plus two lower ground floor store rooms with potential to create further habitable spaces
- Contemporary shower room with a walk-in enclosure and rainfall shower
- Southerly-facing expansive garden with mature planting and excellent views
- Multi-vehicle off-street parking to the front







Floor 0



Floor 1

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Approximate total area⁽¹⁾

157.5 m²

1694 ft²

Balconies and terraces

29.4 m²

316 ft²

Reduced headroom

1.1 m²

12 ft²

(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.

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