



70 Oakdale Road, Nottingham - NG3 7EG  
£220,000



## 70 Oakdale Road

Nottingham, Nottingham

NO CHAIN! 3 bed semi-detached home in a popular location! Lounge/dining room, modern kitchen, bathroom and a south facing garden - all within walking distance of shops, amenities & bus links.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

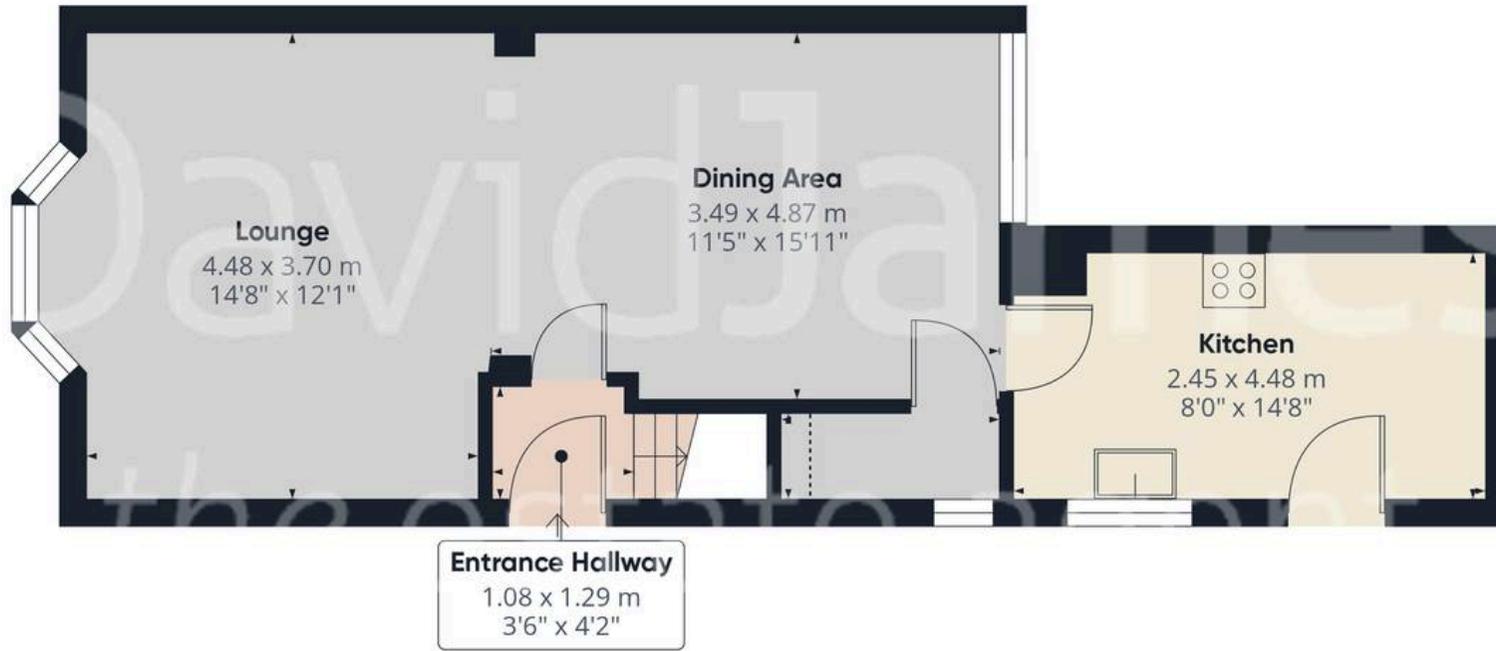
EPC Environmental Impact Rating: E

- Traditional semi-detached home offered with no onward chain
- Within walking distance of shops amenities and bus links
- Ideal purchase for first time buyers, families or those seeking an investment
- Impressive loung/dining room with dual aspect and bay window
- Stylish modern kitchen with integrated cooking appliances
- Bright landing leading to three well-proportioned double bedrooms
- Spacious main bedroom enhanced by a delightful bay window
- Contemporary fully tiled bathroom with dual-head rainfall shower over bath
- Sunny south facing rear garden with steps rising to a lawned area
- Low maintenance frontage with potential for parking (subject to permissions and dropped kerb)









Floor 0

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

97.2 m<sup>2</sup>  
1045 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

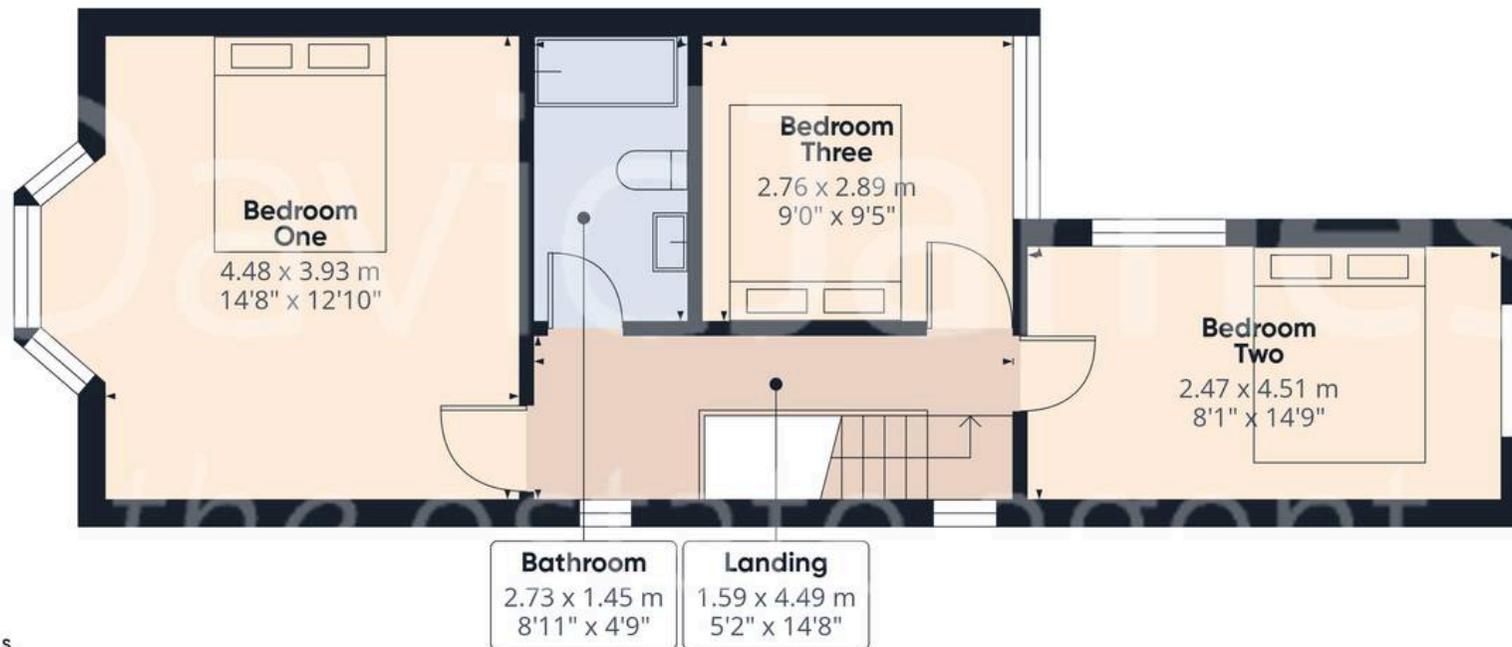
(1) Excluding balconies and terraces

**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



Floor 1





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