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**DavidJames**  
the estate agent

**Brookdale Court, Sherwood Dales, Nottingham, NG5 3GD**

**Guide Price £170,000**

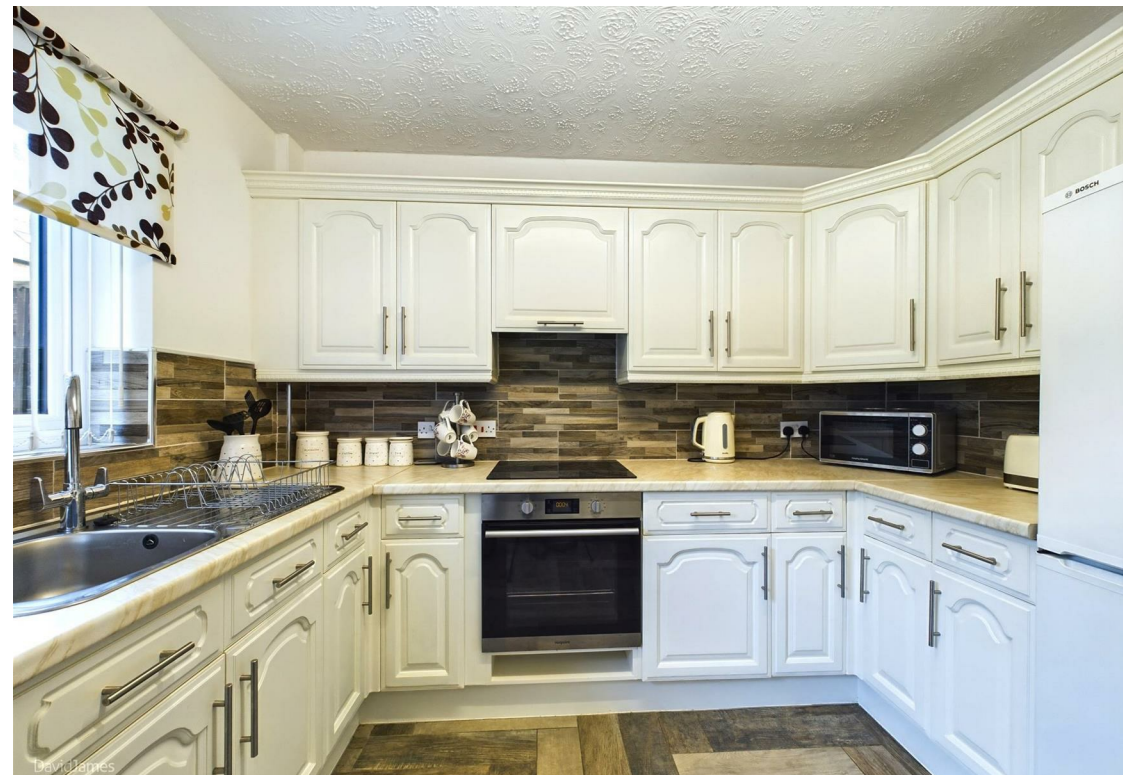
## About This Property

A well-presented two bedroom bungalow, nestled in a popular retirement community benefitting from a range of further on-site resources which include a resident's lounge, laundry room and parking. The accommodation itself comprises an entrance porch with useful storage cupboard, lounge/dining room with electric fire set to a fireplace and a modern kitchen with integrated oven, hob and extractor. The property also has two double bedrooms, both with fitted wardrobes and a modern shower room/WC walk-in shower cubicle and electric shower. Outside, the property enjoys use of well-maintained communal gardens as well as a private patio area accessed directly from the kitchen.



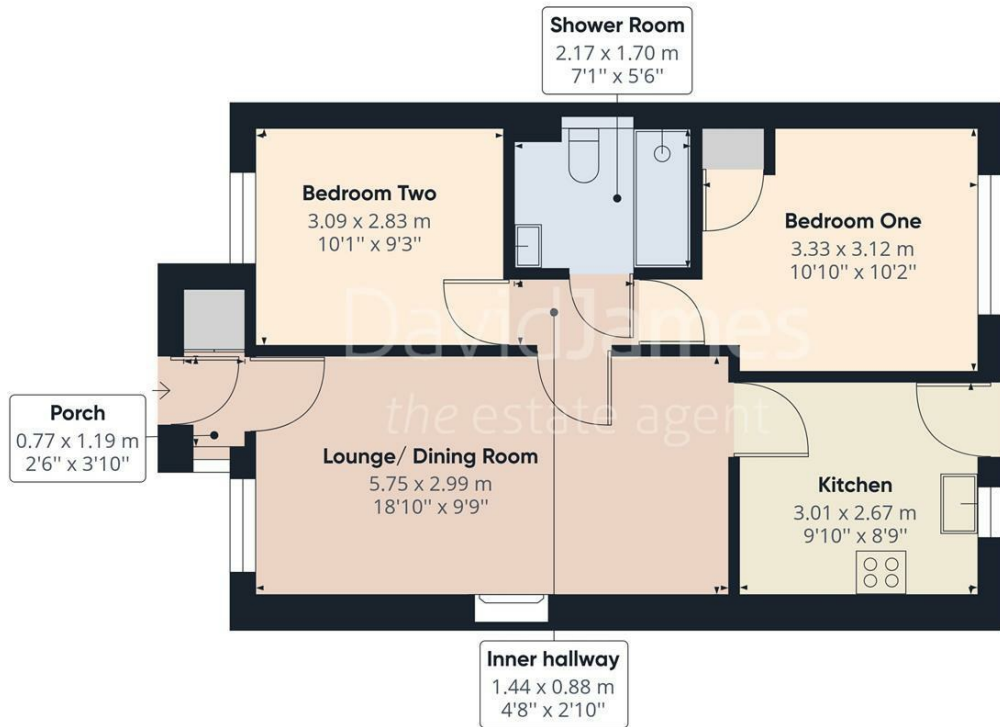
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- Well-presented bungalow for the over 60s in a popular retirement development
- Two double bedrooms, both with fitted wardrobes
- Entrance porch with useful storage cupboard
- Spacious lounge/dining room with electric fire and fireplace
- Modern kitchen with integrated oven, hob and extractor
- Modern shower room/WC with walk-in shower cubicle and electric shower
- Electric heating
- UPVC double glazing
- Well-maintained lawned communal gardens as well as a private patio area
- Sold with no upward chain



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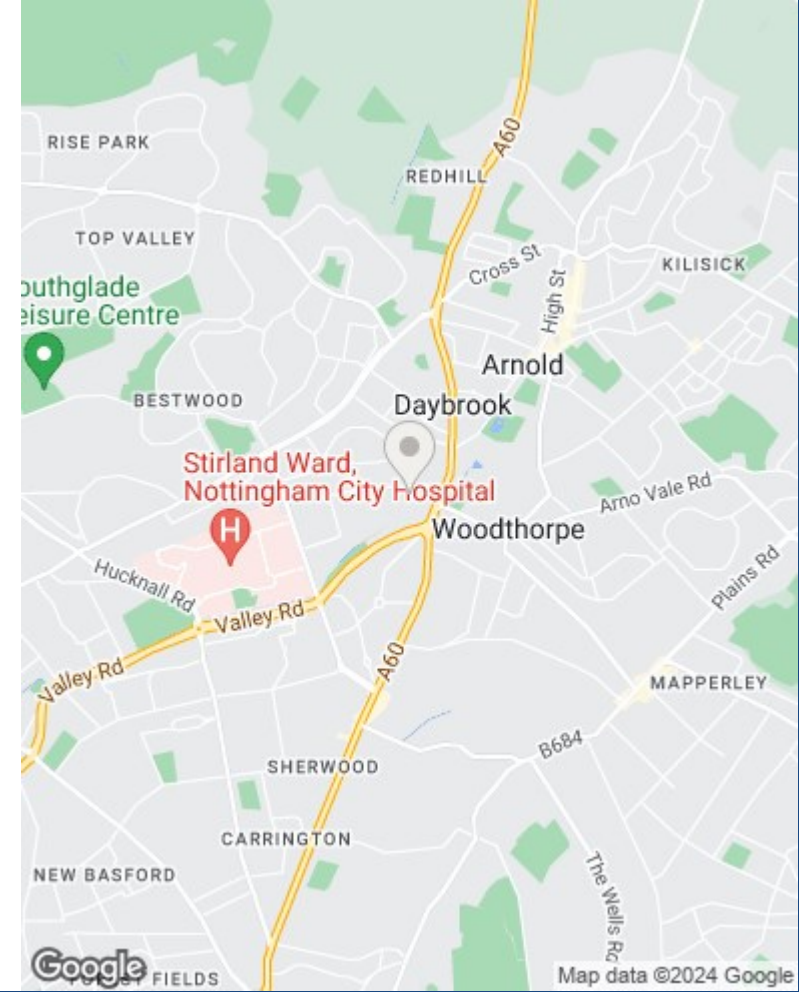


Approximate total area<sup>(1)</sup>  
52.03 m<sup>2</sup>  
560.08 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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

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**Council Tax Band: B**  
**Nottingham City Council**  
**Leasehold**

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David James Estate Agents  
100 Front Street, Nottingham, NG5 7EJ  
t: 0115 955 5550 e: arnold@david-james.com

