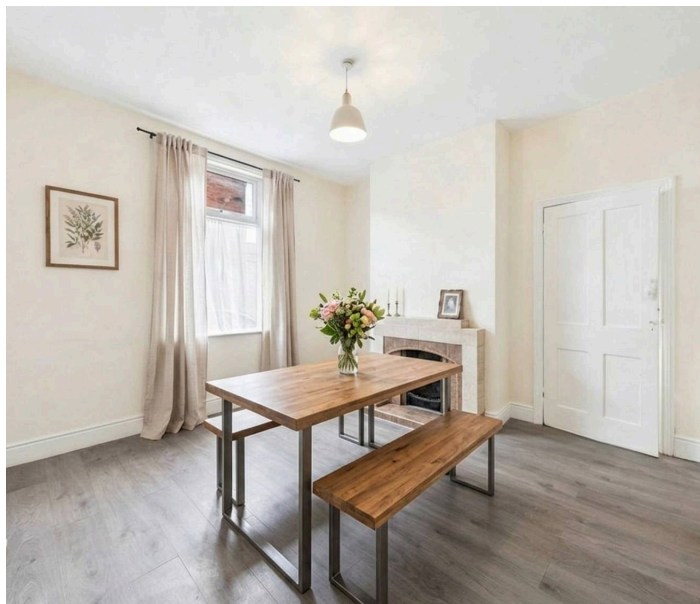




524 Woodborough Road, Nottingham – NG3 5HB

Offers Over **£170,000**

DavidJames
the estate agent



524 Woodborough Road

Nottingham

Offers over £170,000 Spacious 3-bed end terrace with excellent transport links featuring bay-fronted lounge, separate dining room, modern kitchen and rear yard with outside store.

Council Tax band: A

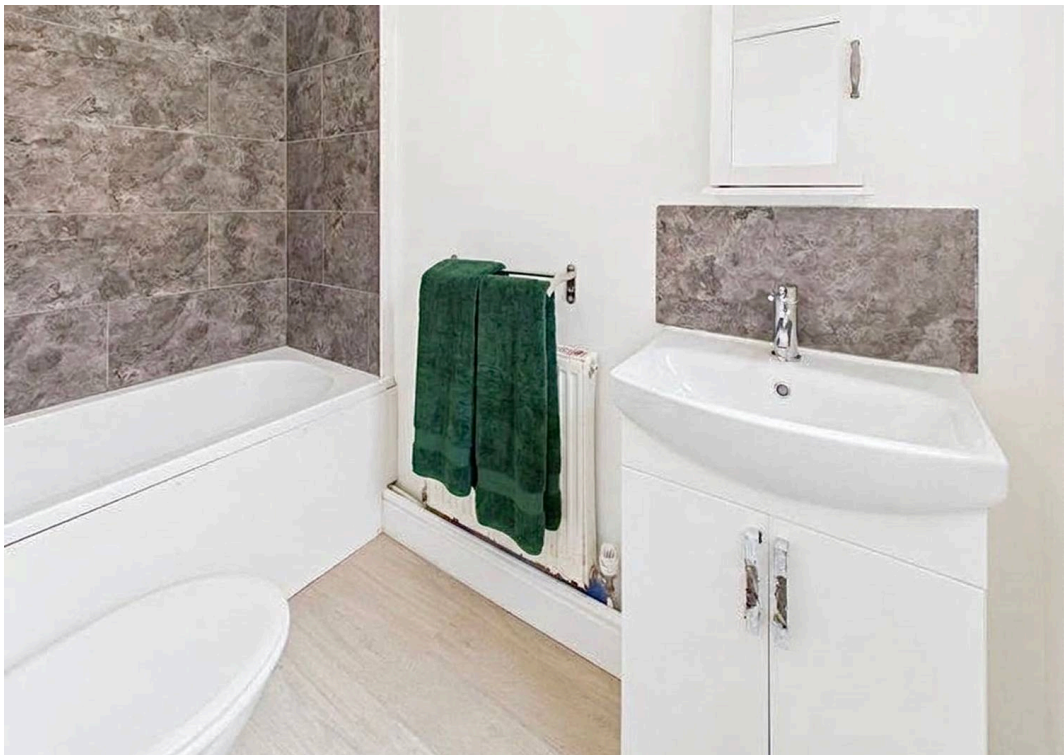
Tenure: Freehold

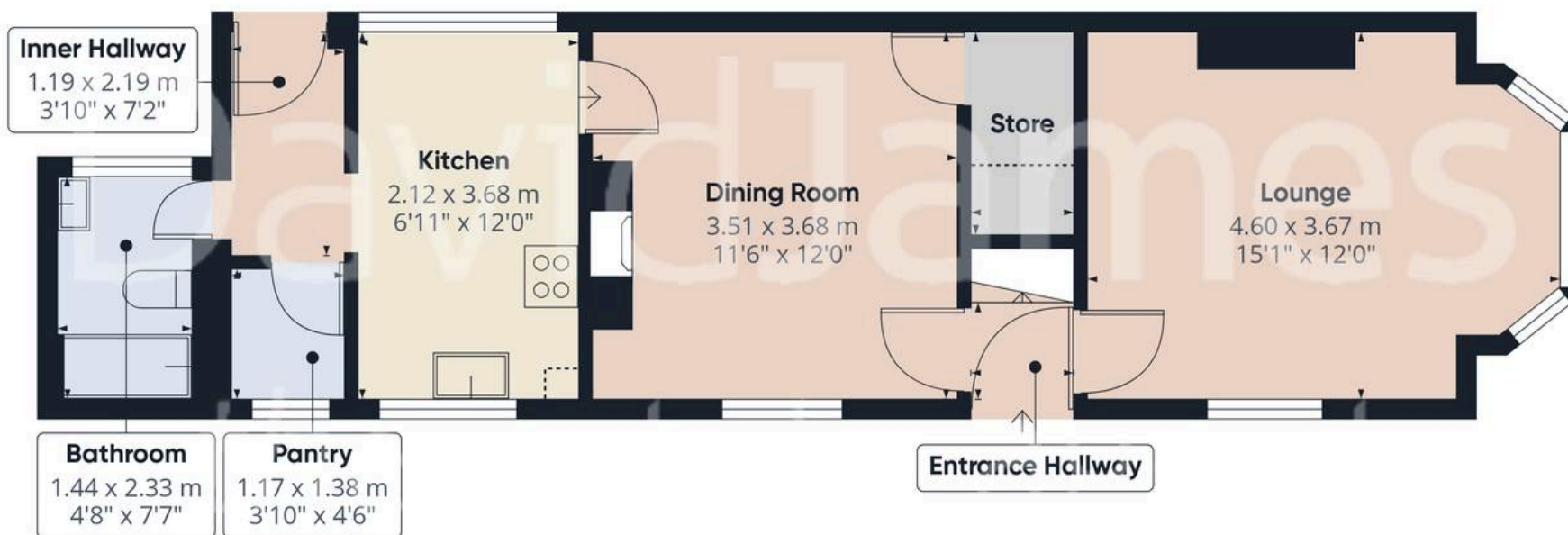
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- End terrace house offered with no chain
- Popular location with Mapperley's amenities, supermarkets and city bus links within walking distance
- Perfect purchase for first time buyers, investors and those seeking flexible living
- Welcoming entrance hallway leading to bright and spacious accommodation throughout
- Light filled dual aspect lounge with exposed floorboards and attractive bay window
- Separate dining room with feature fireplace and useful understairs storage cupboard
- Modern fitted kitchen with integrated cooking appliances and useful pantry
- Three generous double bedrooms (including main bedroom with charming fireplace)
- Ground floor bathroom with white suite, vanity storage and electric shower over bath
- Low-maintenance rear garden with paving and useful outside store







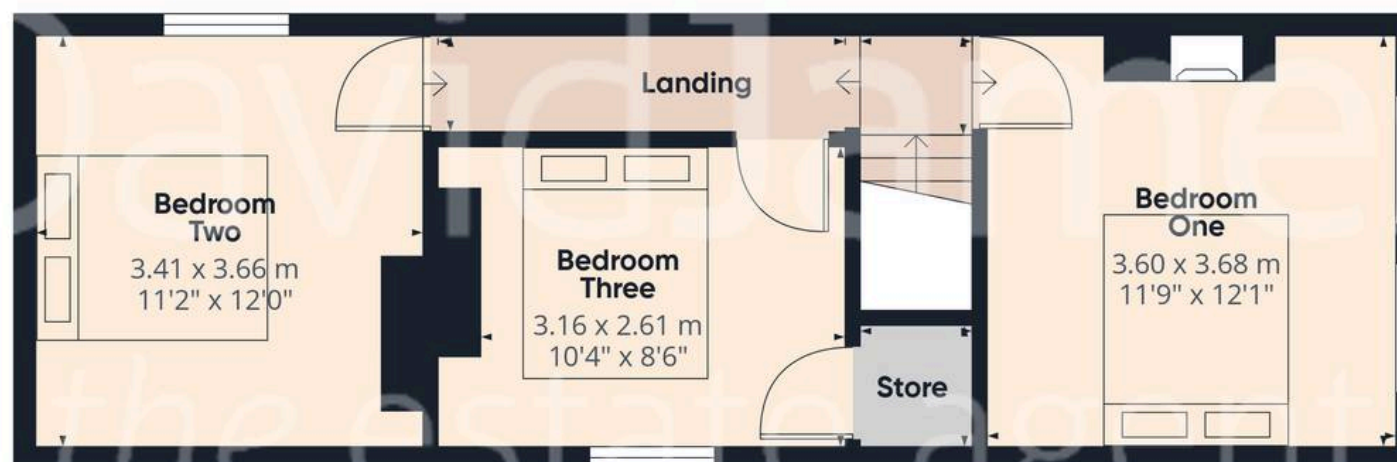
Floor 0

Approximate total area⁽¹⁾

85.5 m²
922 ft²

Reduced headroom

0.7 m²
8 ft²



Floor 1

(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

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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.