



786 Woodborough Road, Nottingham – NG3 5QJ

Guide Price **£325,000**

DavidJames
the estate agent



786 Woodborough Road

Nottingham, Nottingham

Impressive end-terrace family home including a detached outbuilding with huge potential for conversion! Ideally positioned for access to Mapperley's amenities and Nottingham City Centre – a must-view!

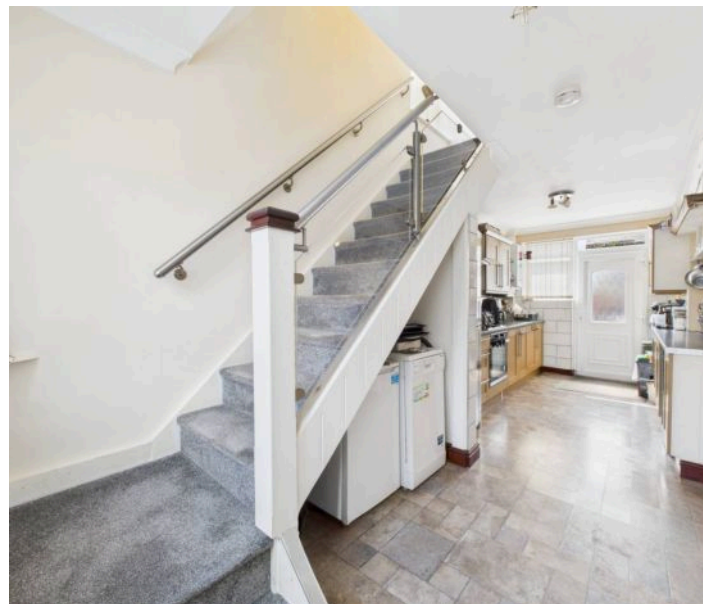
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three-storey storey home offering spacious and flexible family accommodation
- Detached two-storey outbuilding with huge potential (subject to planning and permissions)
- A short walk from Mapperley's vibrant bars and restaurants, shops as well as frequent bus services
- Versatile open plan ground floor reception space
- Bright kitchen with integrated appliances and direct garden access
- First floor comprises two double bedrooms and a current office
- Large top floor attic with an adjoining WC and Velux-style window
- Modern fully-tiled bathroom with a four-piece white suite
- Low-maintenance front garden and rear courtyard
- Secure electric gates to the front and rear with parking for multiple vehicles





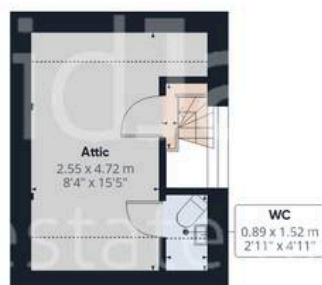




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

140.5 m²

1513 ft²

Reduced headroom

5.2 m²

56 ft²

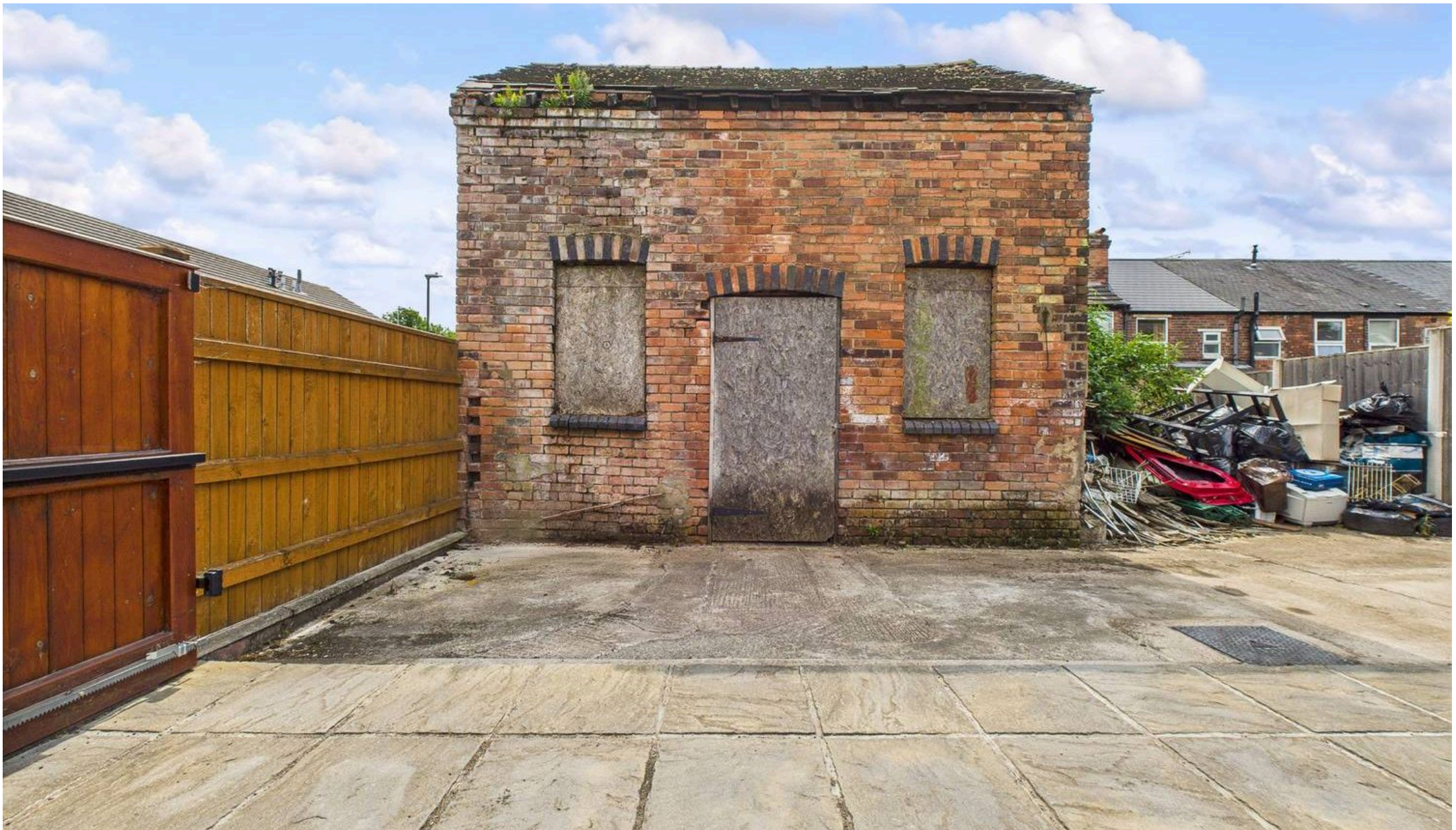
(1) Excluding balconies and terraces

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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