



828 Woodborough Road, Nottingham – NG3 5QQ

Guide Price **£375,000**

DavidJames
the estate agent



828 Woodborough Road

Nottingham, Nottingham

GUIDE PRICE £375,000-£400,000 3-storey detached family home with great potential - available to cash buyers only and offered with no upward chain! 5 beds, generous garden and multi-vehicle parking!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three-storey detached family home
- Offered to cash buyers only with no upward chain
- Mapperley's vibrant amenities on the doorstep
- Two reception rooms (current lounge and separate dining room)
- Fitted kitchen with an included range cooker
- Rear extension (with planning and architect's drawings for new single-storey replacement available)
- Utility room, downstairs WC and useful cellar storage
- Five bedrooms set across the first and second floors
- Stylish family bathroom with a four-piece suite plus an additional and separate WC
- Generous plot provides a large SE-facing rear garden and multi-vehicle parking with EV charging









Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

150.3 m²

1617 ft²

Reduced headroom

0.6 m²

6 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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David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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