



832 Woodborough Road, Nottingham – NG3 5QQ

Guide Price **£325,000**





832 Woodborough Road

Nottingham, Nottingham

NO CHAIN! Superb 3 double bed period semi with Mapperley's amenities on the doorstep! Stunning vaulted-ceiling open plan living space, contemporary kitchen, 3 baths and a southerly-facing garden!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

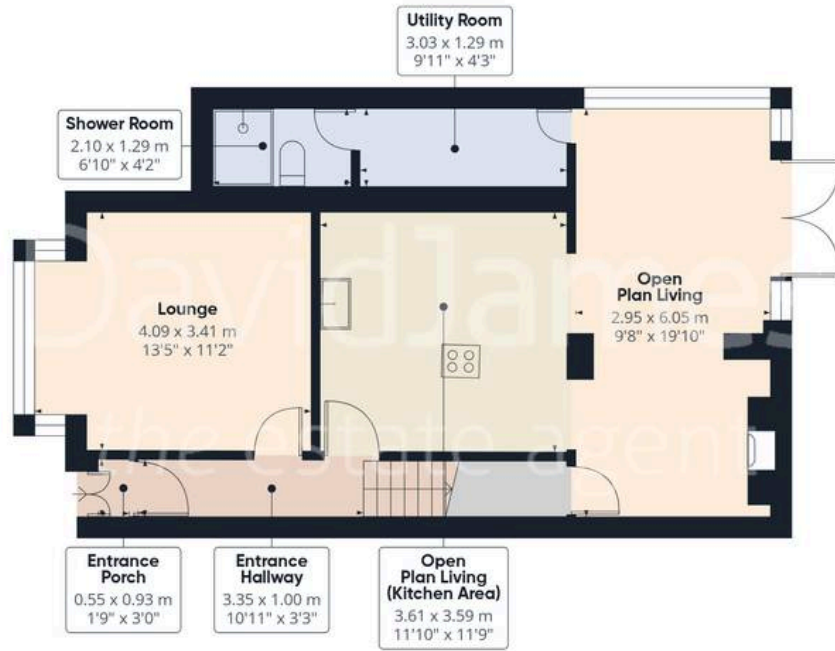
EPC Environmental Impact Rating: E

- Period semi-detached family home set across three floors
- Sought after Mapperley location with shops, bars/restaurants and buses on the doorstep
- Inviting front-facing lounge with a feature box window and neutral decor
- Stunning open-plan kitchen, dining and living space with exposed oak beams and a vaulted ceiling
- Stylish breakfast kitchen area with quartz worktops, a Belfast sink and integrated appliances
- Convenient separate utility room with an adjoining ground floor shower room
- Three double bedrooms (including a private top floor principal room with an en-suite shower room)
- Superb four-piece family bathroom and a WC off bedroom three
- Superb, southerly-facing and generous rear garden
- Off-street hardstanding to the front with space for two vehicles









Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

116.8 m²

1256 ft²

Reduced headroom

2.4 m²

26 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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