



734 Woodborough Road, Nottingham - NG3 5GJ

Guide Price **£250,000**



734 Woodborough Road

Nottingham, Nottingham

Deceptively spacious 4-storey mid-terrace home in walking distance of supermarkets, shops & bus links with 2 reception rooms, dining kitchen, 4 double beds, 2 shower rooms & southerly-facing garden!

Council Tax band: A

Tenure: Freehold

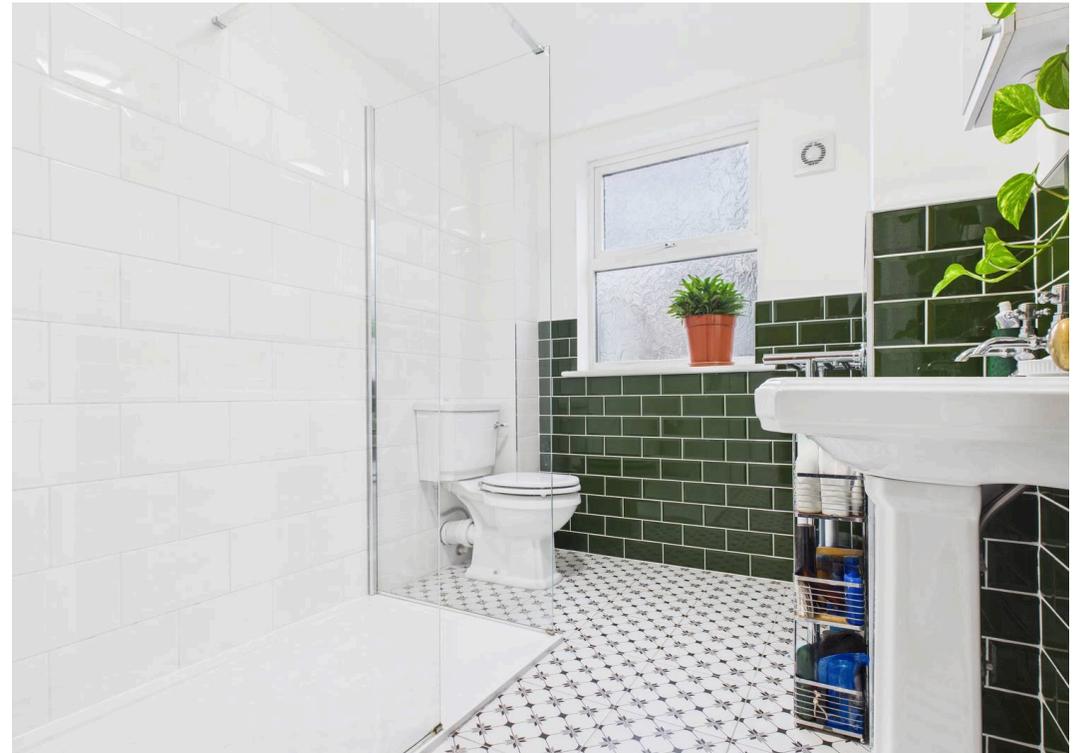
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Deceptively spacious four storey mid-terrace home
- Perfectly placed within walking distance of shops and regular bus services
- Ideal for buyers seeking flexible living across multiple levels
- Two reception rooms (cosy family room/snug/bed five and spacious lounge with decorative fireplace and built in cupboards)
- Open plan dining kitchen with shaker style units, a range of integrated appliances and utility room/pantry
- Beautifully-appointed ground floor traditional shower room with a walk-in enclosure and rainfall-style shower
- Two cellar areas offering lots of potential
- Four well-proportioned and versatile double bedrooms across the first and second floors
- First floor modern shower room with shower enclosure and dual-head rainfall shower
- Southerly-facing rear garden with patio and lawn









Floor 0



Floor 1

Approximate total area⁽¹⁾

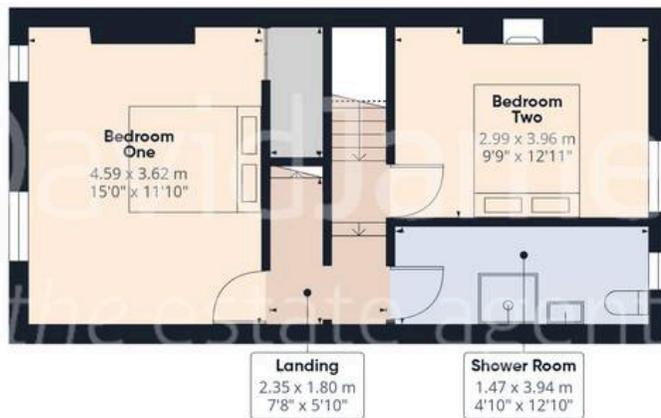
155.2 m²

1671 ft²

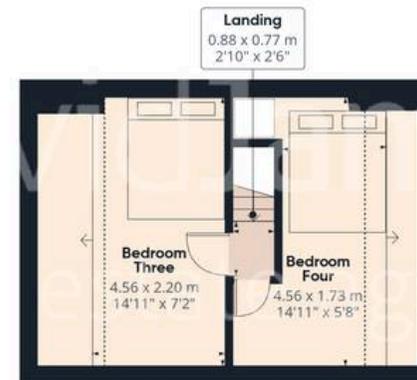
Reduced headroom

11.7 m²

126 ft²



Floor 2



Floor 3

(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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