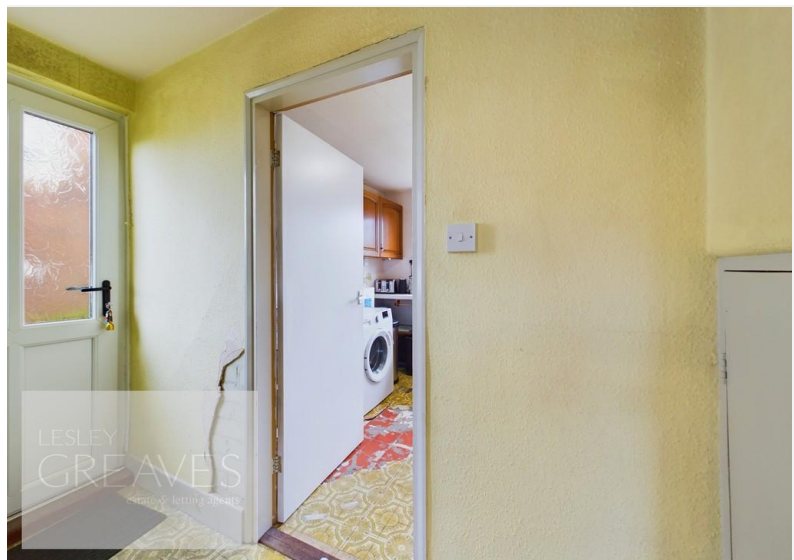




£250,000

Woodthorpe Gardens, Mapperley, Nottingham NG5 4ED

EPC Rating D



Partially renovated semi detached house with further scope to personalise further. The gas centrally heated and uPVC double glazed property also benefits from a replacement consumer unit in 2022 and is offered for sale with no upward chain.

The property is in walking distance to Woodthorpe Park, Woodthorpe Garden Centre, Sherwood and Mapperley shops and briefly comprises; an entrance hallway, downstairs WC, side lobby with under stair storage and a door to the garden, kitchen and lounge diner.

To the first floor is the bathroom, three recently carpeted bedrooms and landing. All bedrooms are fitted with built in cupboards/wardrobes.

There is a lawn garden and parking at the front, gated side access and a lawn garden to the rear.

Mapperley is known for being popular residentially and commercially. Known for being 'Mapperley Top' the area includes a collection of shops, restaurants, pubs, wine bars, hairdressers, beauty salons and takeaways. There are also local schools nearby and regular transport links to the City Centre.

- Freehold
- Council tax band B

ENTRANCE HALL 5' 11" x 5' 10" (1.8m x 1.78m)

LOUNGE/DINER 19' 6" x 11' 1" into recess (5.94m x 3.38m)

KITCHEN 11' 0" x 8' 8" (3.35m x 2.64m)

INNER HALLWAY 7' 11" x 4' 1" (2.41m x 1.24m)

WC 4' 7" x 2' 8" (1.4m x 0.81m)

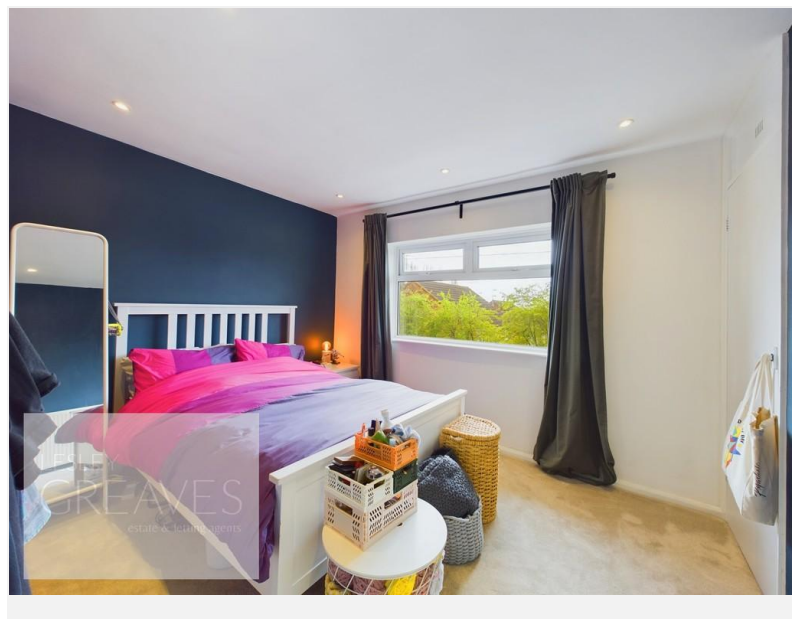
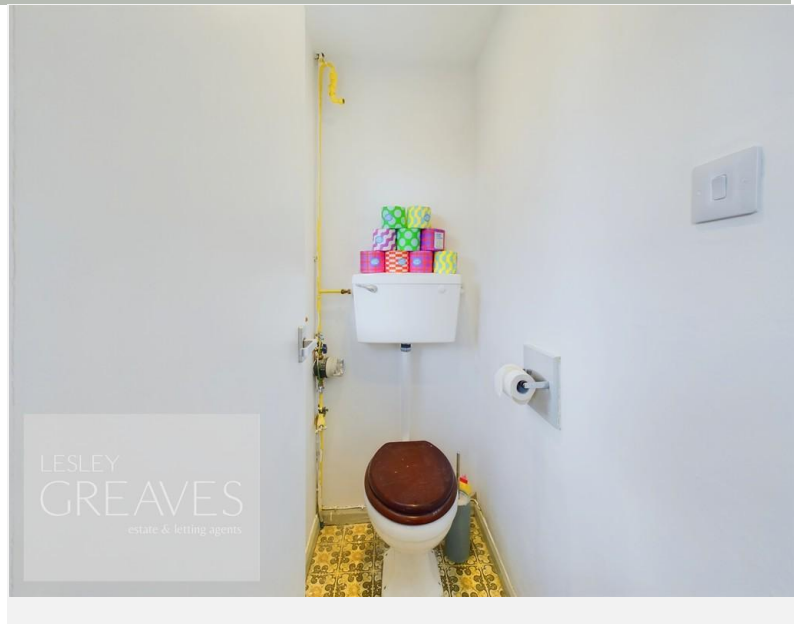
BEDROOM ONE 11' 3" x 10' 6" plus cupboard recess (3.43m x 3.2m)

BEDROOM TWO 13' 2" plus cupboard recess x 8' 7" into maximum recess (4.01m x 2.62m)

BEDROOM THREE 10' 5" x 7' 10" (3.18m x 2.39m)

BATHROOM 6' 5" x 5' 5" (1.96m x 1.65m)

BULT IN OUTHOUSE 5' 4" x 2' 10" (1.63m x 0.86m)



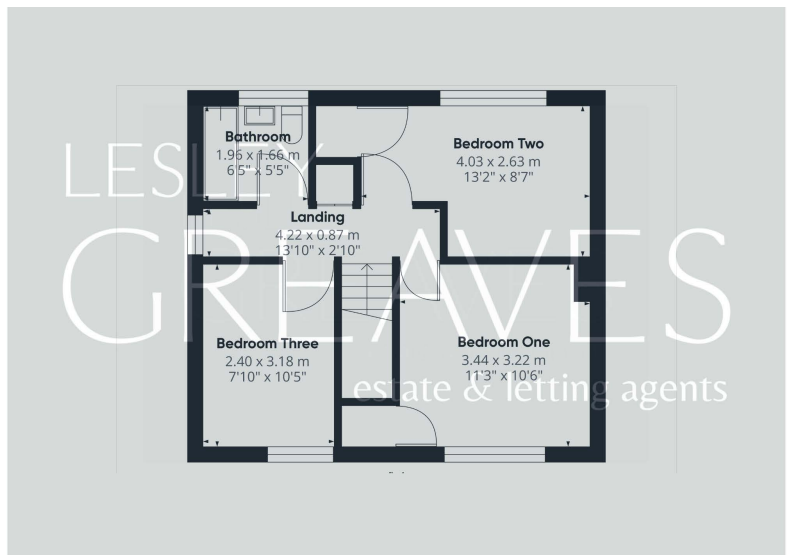
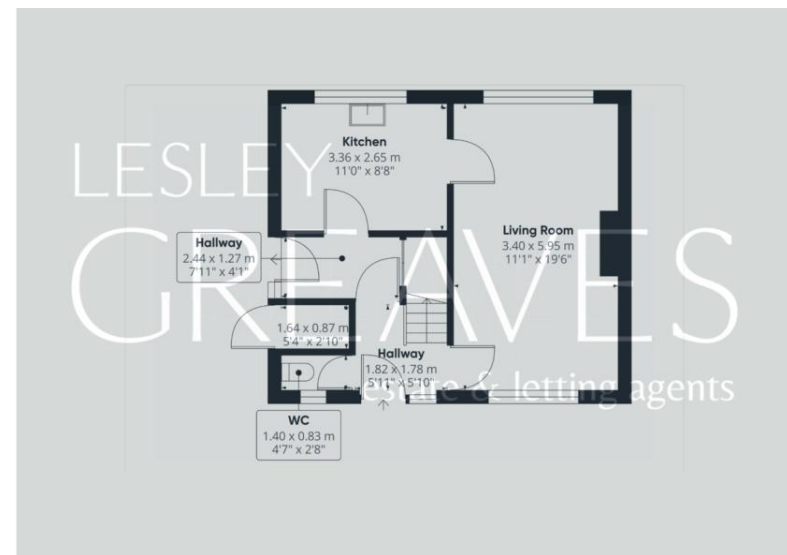


# LESLEY GREAVES

estate & letting agents



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: B

LOCAL AUTHORITY: Nottingham City Council

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Nottingham  
NG4 3HP

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0115 987 7337

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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