

## Woodley Square, Nottingham, NG6 8DF



**£155,000 Freehold**



Situated in a desirable neighbourhood and offered with no upward chain or option to purchase with tenants in place, this two-bedroom house provides convenient access to local amenities, including schools, parks, shops, and transportation options, ensuring a comfortable and convenient lifestyle for its occupants. The property comprises side entrance leading into lounge with bay window to the front elevation and door into the spacious kitchen/diner with door into the garden. Upstairs there are two double bedrooms and the family bathroom. Externally the property has a front garden and driveway and the rear garden with garden shed. EPC=C

## Entrance Hallway

Lounge  
14'2" x 11'2"



Kitchen/Diner  
14'2" x 8'5"



## Stairs & Landing

Bedroom One  
14'6" x 10'



Bedroom Two  
10'4" x 9'3"



## Bathroom



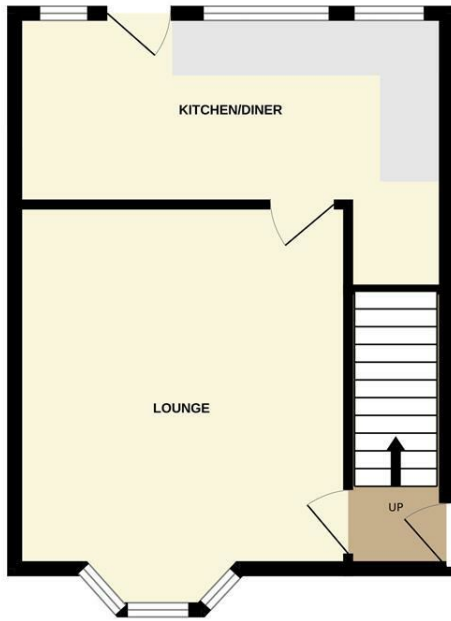
## Garden



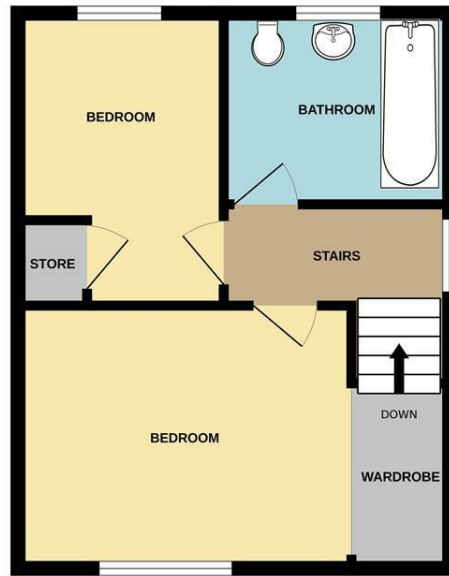
## Front



GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.

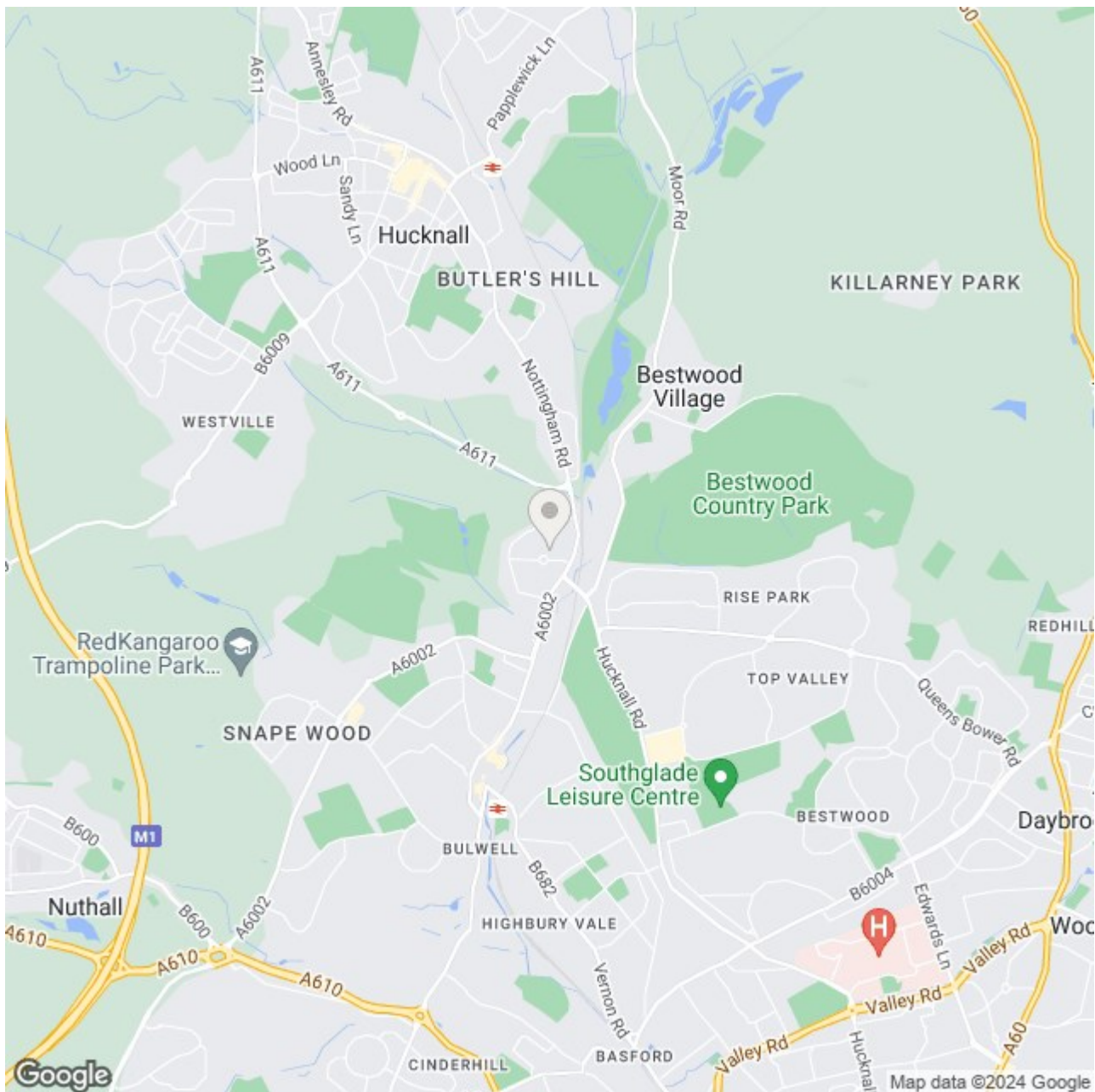


1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>73</b>	<b>87</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	