



# 14 WOODLAND AVENUE NOTTINGHAM

£850 PCM

Modern 2 bedroom semi-detached house located at the end of a cul-de-sac. Offering private driveway and sheltered car port.





- Modern grey gloss kitchen • Integrated fridge/freezer, oven, hob • Modern grey laminate flooring downstairs • Modern bathroom suite

### Living Room

The living room is bright and inviting, with modern laminate flooring and an electric fireplace.

### Kitchen

The dining kitchen is fitted with contemporary grey gloss units, integrated fridge, freezer, hob, and double oven, with space for a dining table or breakfast bar. Patio doors lead directly onto the rear garden.

### Master Bedroom

Front double bedroom includes fitted wardrobes.

### Bedroom 2

Rear bedroom includes roller blackout blind.

### Bathroom

The bathroom is fitted with a toilet, sink, and electric shower over the bath.

### Location

The property is ideally located, nestled in a quiet cul-de-sac and within a short walk of convenient local shops, Highbury Vale tram stop, primary schools. Highbury Hospital is just a stone's throw away, and there is excellent access to public transport links into Nottingham City Centre. It is also short drive from City Hospital and Nottingham City Centre.

### Garden

The property benefits from a large enclosed rear garden, featuring a generous lawned area and a small patio directly outside the kitchen doors, ideal for a table and chairs.

### Relevant information

The property benefits from Solar panels and double glazed

windows.

Council Tax Band: B (Nottingham City Council).

EPC Rating: D (prior to solar panels being fitted)

Electricity supply: mains connection.

Gas supply: N.A

Water and sewerage status: mains connection.

Heating and hot water status: Electric storage heaters. Electric immersion water heater.

Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Flood risk in this location: Surface water = Very low. River/Sea = Very Low. Groundwater = This property is located outside of a groundwater flood alert area. Reservoirs = Unlikely.

Any planning permission in the area: see [publicaccess.nottinghamcity.gov.uk/online-applications/](http://publicaccess.nottinghamcity.gov.uk/online-applications/)

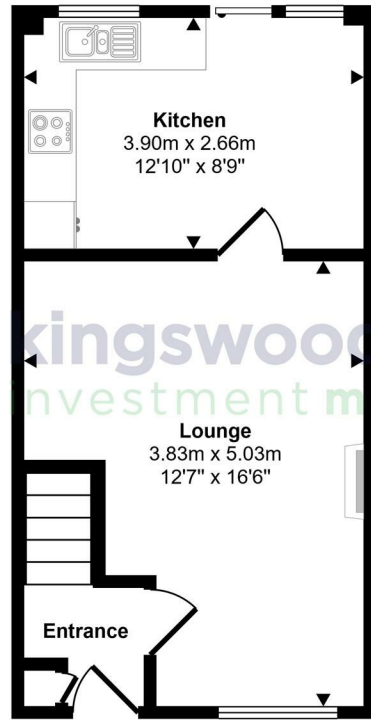
The property has a small step to access the front door and a small step from the rear door into the garden



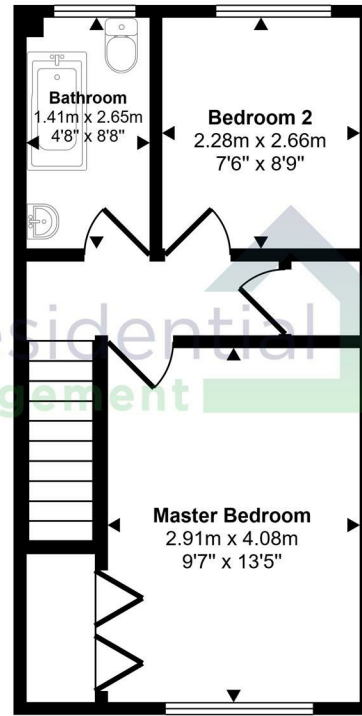
- Large sized enclosed rear garden • Driveway parking and car port • Located at end of cul-de-sac • Solar panels fitted • Council Tax Band = B • A stones throw away from Highbury Hospital



Approx Gross Internal Area  
61 sq m / 659 sq ft



Ground Floor  
Approx 31 sq m / 332 sq ft



First Floor  
Approx 30 sq m / 326 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**EPC Rating: D     Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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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