



Woodfield Road, Nottingham NG8 6HU

welcome to

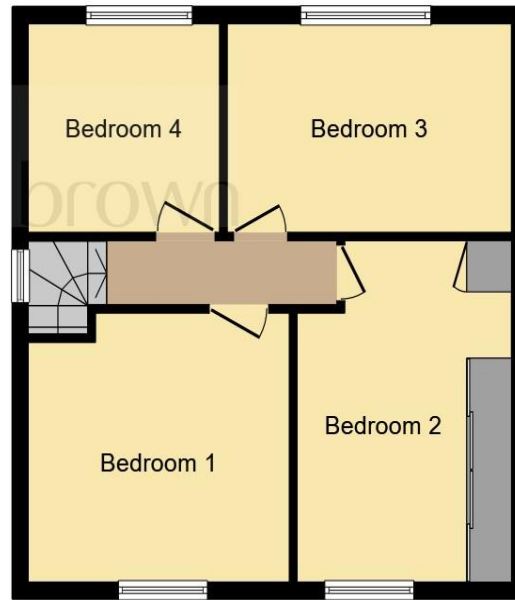
Woodfield Road, Nottingham

FOUR BEDROOM END-TERRACED property located on Woodfield Road with DOWNSTAIRS WC, GROUND FLOOR BATHROOM & CONSERVATORY. Benefiting from FRONT & REAR GARDEN and OUTBUILDING to rear. Bulwell rail station and Broxtowe Park EASILY ACCESSIBLE.





Ground Floor



First Floor

Living Room

14' 1" MAX x 15' 11" MAX (4.29m MAX x 4.85m MAX)

Kitchen

16' 1" MAX x 9' MAX (4.90m MAX x 2.74m MAX)

Conservatory

12' 6" MAX x 11' 6" MAX (3.81m MAX x 3.51m MAX)

Bedroom One

12' 4" MAX x 8' 10" MAX (3.76m MAX x 2.69m MAX)

Bedroom Two

14' 7" MAX x 10' 3" MAX (4.45m MAX x 3.12m MAX)

Bedroom Three

10' 11" MAX x 11' 4" MAX (3.33m MAX x 3.45m MAX)

Bedroom Four

8' 10" MAX x 7' 9" MAX (2.69m MAX x 2.36m MAX)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Woodfield Road, Nottingham

- Council Tax Band: A
- ***GUIDE PRICE £200,000 - £210,000***
- FOUR BEDROOM END-TERRACED PROPERTY
- FRONT & REAR GARDEN
- DRIVEWAY TO FRONT WITH NO DROPPED KERB ACCESS

Tenure: Freehold EPC Rating: C

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS118348



Property Ref:
NVS118348 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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