



288 Woodborough Road, Nottingham, NG3 4JQ

Asking Price £160,000

- Three Bedroom Mid Terrace House
- Downstairs W.C
- District Heating System
- No Upward Chain
- Open Plan Lounge/Diner
- Wet Room
- Front and Rear Gardens



# 288 Woodborough Road, Nottingham NG3 4JQ

Spacious Three Bedroom Mid Terrace House. In need of Modernisation. Open Plan Lounge/Diner. Downstairs W.C. Wet Room. District Heating System. Front and Rear Garden. No Upward Chain.



Council Tax Band: A



Porch

Door into the Entrance Hall.

Entrance Hall

Doors to the Lounge/Diner, Kitchen and W.C. Stairs to the first floor landing. Built in cupboard.

Lounge/Diner

22'9 x 9'7

Windows to the front and rear elevations. Two radiators. Door to the Kitchen.

Kitchen

8'10 x 9'10

A range of base and wall units with integrated oven and extractor. Work surfaces with inset sink and electric hob. Door and window to the rear.

W.C

Window to the front elevation. Low level flush toilet. Wall mounted sink.

First Floor Landing

Doors to all Bedrooms and the Wet Room. Airing cupboard housing the district heating system.

Bedroom

10'0 x 13'5

Radiator. Window to the front elevation. Wood effect flooring.

Bedroom

11'8 x 11'2

Radiator. Window to the front.

Bedroom

8'8 x 8'7

Window to the front. Radiator.

Wet Room

Window to the rear. Low level flush toilet. Tiled splashbacks. Electric shower.

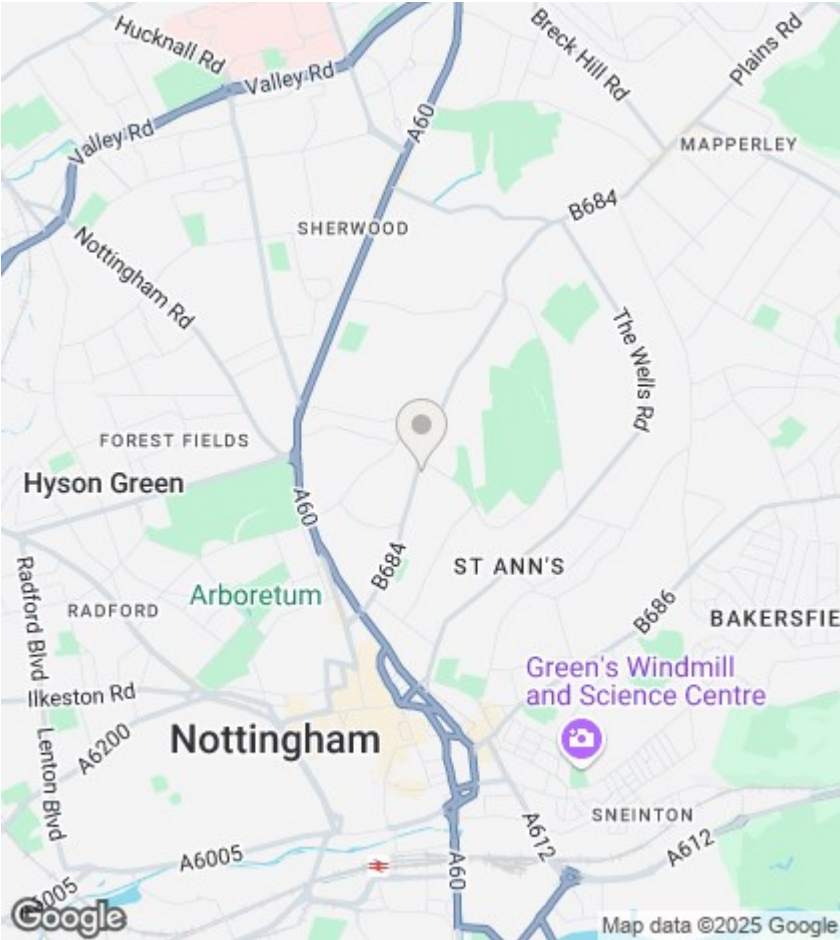
Exterior

Gardens to the front and rear.









Directions

Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

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