



12 Wadham Road, Woodthorpe – NG5 4JB

Guide Price £325,000

DavidJames  
the estate agent





## 12 Wadham Road

Woodthorpe, Nottingham

Attractive 3-bed semi-detached house in the ever-popular Woodthorpe. Modern dining-kitchen, cosy lounge, 3 bedrooms, stylish bathroom and converted bar. Well-maintained with generous rear garden and decked terrace area.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented semi-detached family home
- Close to a excellent choice of local amenities, schools and public transport links
- Bright entrance hall with stained glass windows and solid oak flooring
- Welcoming lounge with soft carpeting, large bay window and feature stove burner
- Modern dining kitchen with integrated appliances, high gloss units with timber worktops and French doors
- Three bedrooms (including two good-size double bedrooms)
- Well appointed bathroom with white four piece suite, floor to ceiling tiling and chrome heated towel rail
- Large enclosed tiered rear garden with a decked terrace, lawn and a generous insulated bar/ office/ work space or storage area
- UPVC double glazed windows, gas central heating and working alarm
- Private driveway for convenient off-street

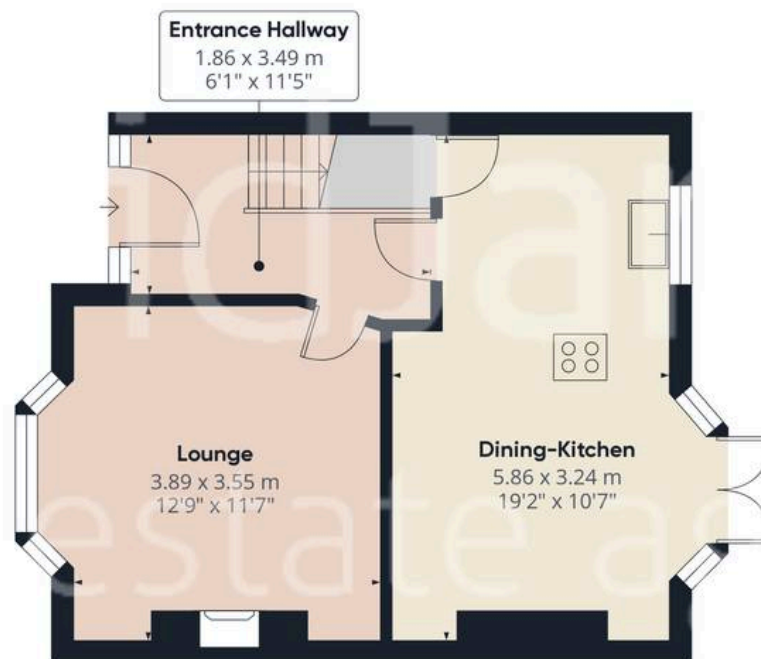












Floor 0 Building 1



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Approximate total area<sup>(1)</sup>

78.35 m<sup>2</sup>

843.34 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://www.david-james.com)

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