



58b Patterdale Road, Woodthorpe – NG5 4LQ

Guide Price **£190,000**

DavidJames
the estate agent



58b Patterdale Road

Woodthorpe, Nottingham

Three bedroom maisonette close to schools. Well-appointed with ample storage, lounge/dining room with fireplace, roof terrace, and kitchen with appliances. Ideal for families, individuals, or investors. Includes parking.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious first floor apartment
- Three bedrooms, all with built-in-wardrobes
- Internal entrance hall and additional external entrance from the kitchen
- Spacious lounge/dining room with fireplace and glazed door to a good roof terrace
- Kitchen with a range of units and integrated oven, hob and fridge/freezer, pantry/utility area housing the boiler
- Bathroom/WC with white suite and shower off mixer taps
- Gas central heating, UPVC double glazing
- Parking area to the side of the property
- Popular location close to schools and amenities
- Perfect first time purchase, buy-to-let investment or downsizing property







Floor 0



Floor 1

Approximate total area⁽¹⁾

88.55 m²

953.15 ft²

Balconies and terraces

18.91 m²

203.55 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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