



**41 Longridge Road, Woodthorpe – NG5 4LA**

Guide Price **£270,000**

**DavidJames**  
the estate agent





## 41 Longridge Road

Woodthorpe, Nottingham

GUIDE PRICE £270,000-£290,000. NO CHAIN!

Detached bungalow within easy reach of Mapperley's amenities offering a spacious lounge, fitted kitchen, 2 double bedrooms and a modern shower room alongside a beautiful garden, drive and garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

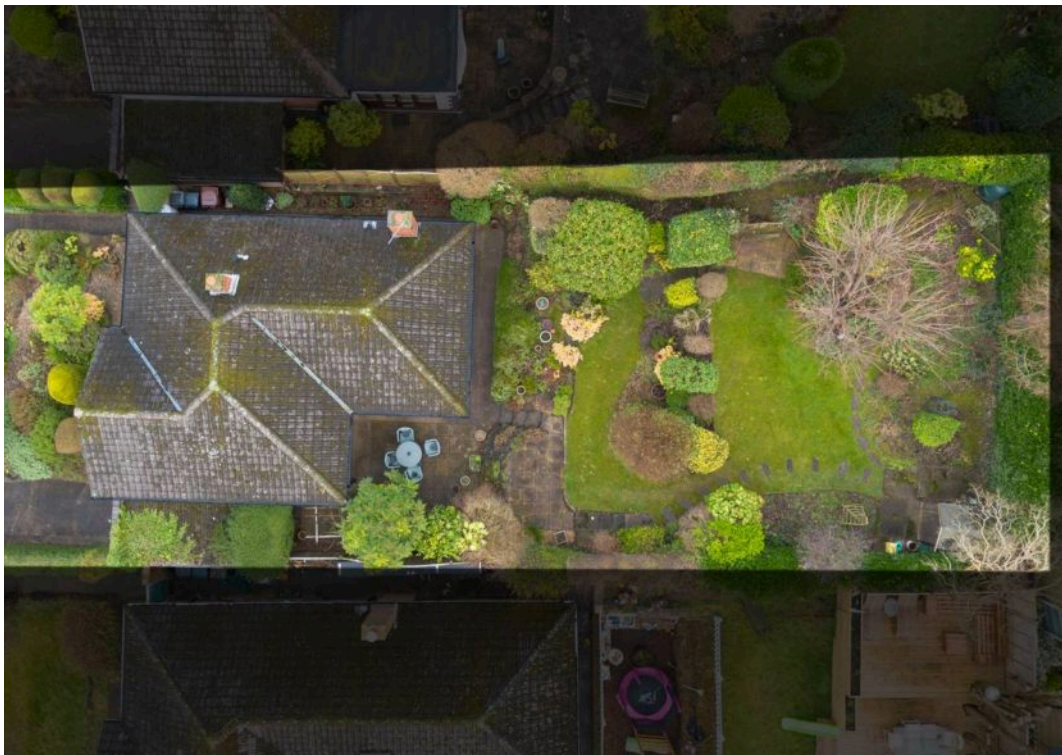
- Detached bungalow
- Offered to the market with no upward chain
- Ideal for those seeking the benefits of single-storey living
- Initial welcoming entrance hall with useful storage
- Bright and spacious lounge with a feature electric fire and garden views
- Fitted breakfast kitchen with a breakfast bar and integrated fridge/freezer
- Two double bedrooms (main bedrooms with fitted wardrobes)
- Superb modern shower room with a walk-in enclosure and electric shower
- Fantastic south-easterly facing established rear garden
- Driveway and garage providing off-street parking















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

82.42 m<sup>2</sup>

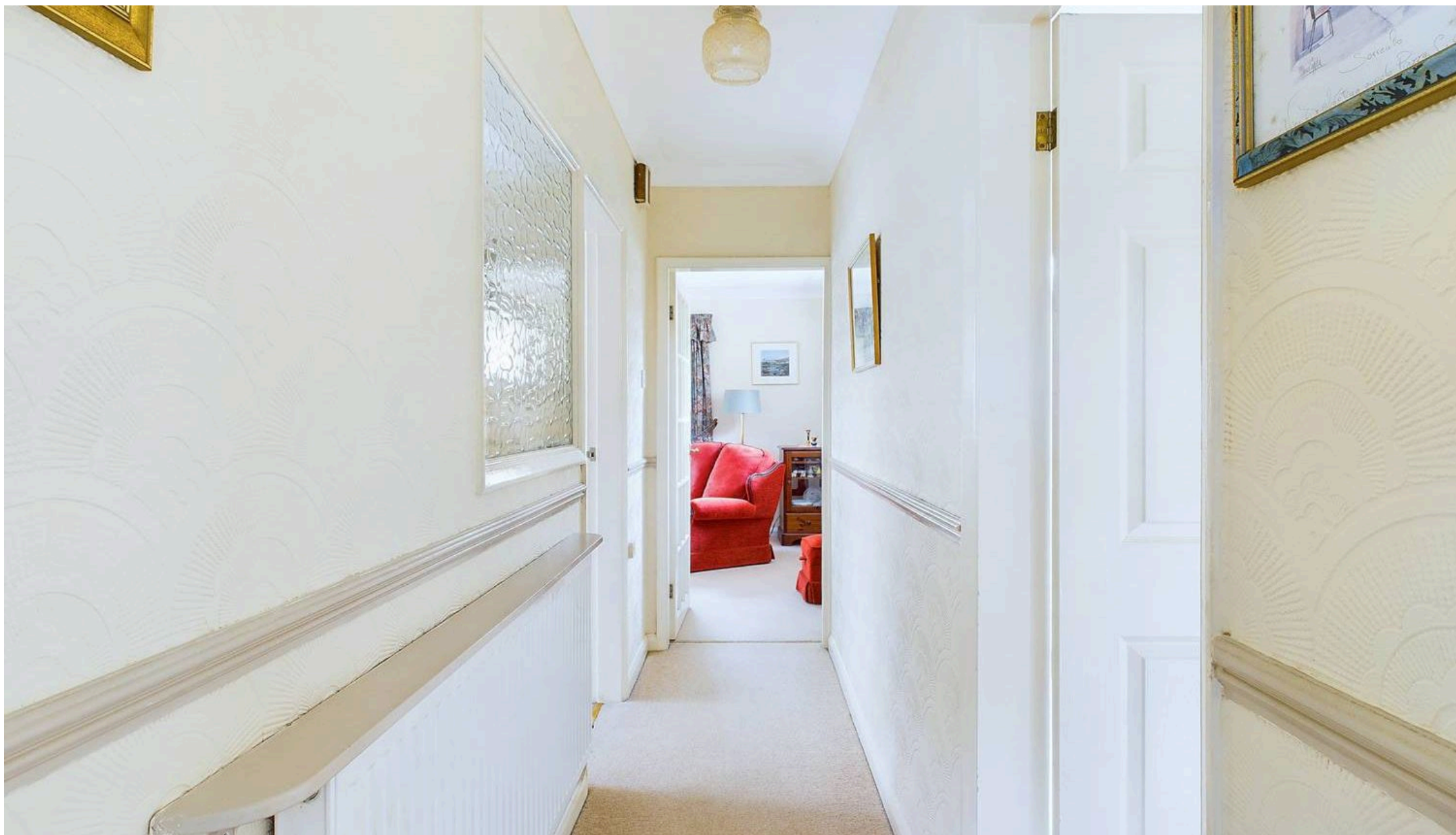
887.14 ft<sup>2</sup>

(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 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.

GIRAFFE360



## 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)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.