



**766 Woodborough Road, Mapperley, Nottingham NG3 5QJ**

Guide Price **£190,000**

**DavidJames**  
the estate agent





## 766 Woodborough Road

Mapperley, Nottingham

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Stylishly presented three-storey Victorian terraced house
- Open-plan lounge and dining area with exposed beams, wood flooring and feature period gas fire
- Large first-floor double bedroom with period fireplace and built-in storage
- Modern kitchen (renovated in 2021) with integrated oven and hob as well as electric underfloor heating
- Stylish bathroom (renovated in 2020) with freestanding claw-foot bath and separate shower cubicle with mains pressure shower
- Second-floor bedroom two with exposed brick feature wall and skylight
- Private rear courtyard garden with patio, gravel and lawn sections, enclosed with modern fencing for additional privacy
- Close to a wide range of local amenities and public transport links
- Period charm blended with modern updates throughout
- Ideal for first time buyers, working professionals and down-sizers looking for character, comfort and convenience











Floor 0



Floor 1



Floor 2

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

61.73 m<sup>2</sup>

664.46 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>

3.23 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

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

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