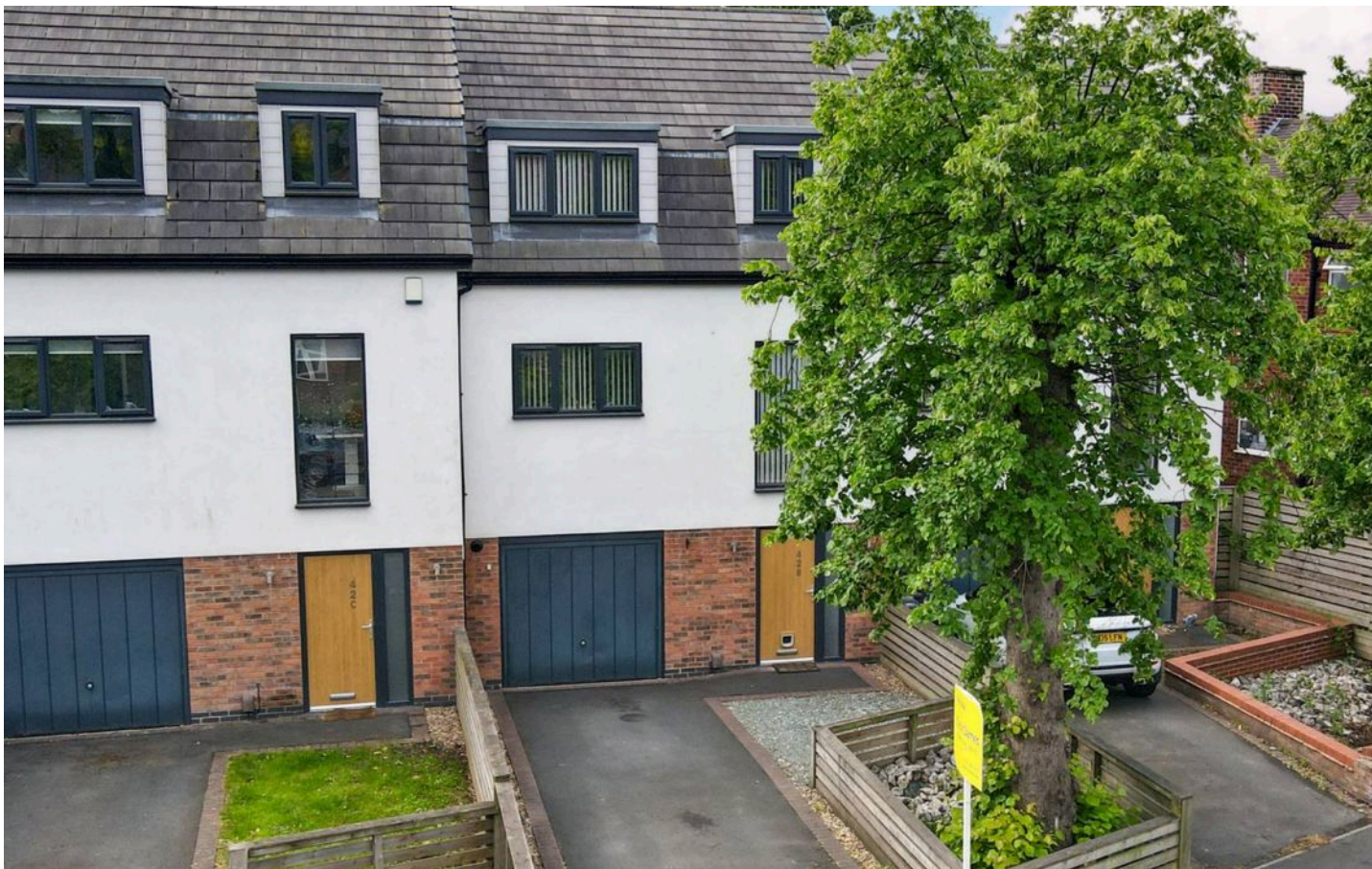




42b Thackerays Lane, Woodthorpe – NG5 4JD

Guide Price £325,000

DavidJames
the estate agent



42b Thackerays Lane

Woodthorpe, Nottingham

Contemporary 3-storey townhouse available with no chain! Offering a spacious lounge, superb dining kitchen, 3 bedrooms, an en-suite and bathroom alongside a south-facing garden, drive and garage!

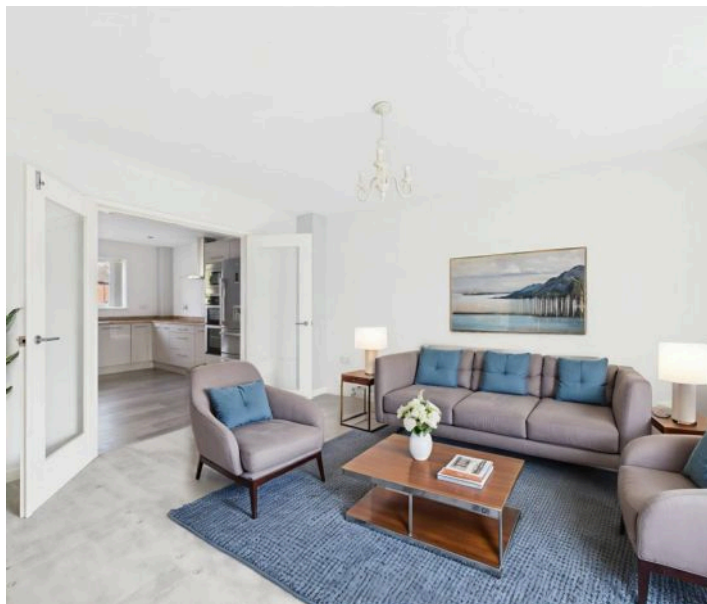
Council Tax band: C

Tenure: Freehold

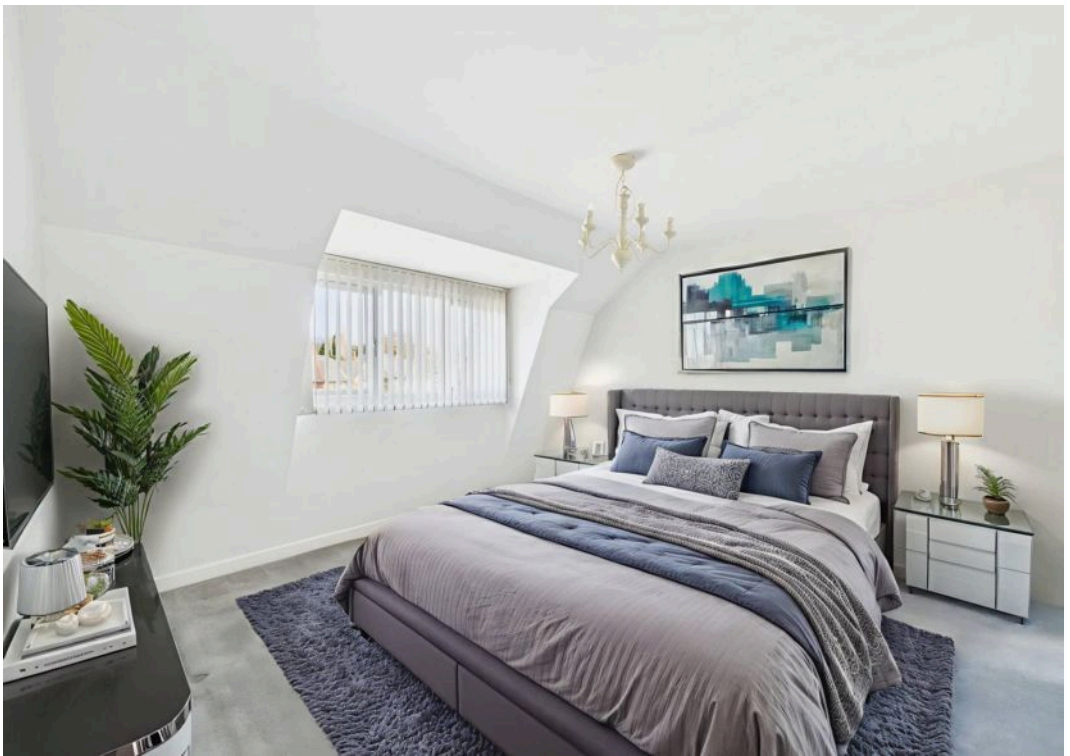
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Well-presented contemporary townhouse with no upward chain
- Neutrally decorated and recently repainted throughout
- Close to Mapperley's amenities, sought after schools and frequent bus services
- Generous entrance hall with a utility room and cloakroom/WC
- Bright and spacious lounge with French doors
- Beautiful modern dining kitchen with a range of integrated appliances
- Three top floor bedrooms (main bedroom with an en-suite)
- Modern family bathroom with a three-piece white suite
- Low-maintenance, southerly-facing and enclosed rear garden
- Driveway and garage provide convenient off-street parking









Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

131.14 m²

1411.57 ft²

Reduced headroom

3.81 m²

40.99 ft²

(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

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

0115 962 4213 • mapperley@david-james.com • 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.