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8 Marlborough Road, Woodthorpe – NG5 4FG

Guide Price **£450,000**

DavidJames
the estate agent



8 Marlborough Road

Woodthorpe, Nottingham

Charming detached family home with original features and huge potential - offered with no chain! 3 reception rooms, 4 generous bedrooms and a beautiful southerly-facing garden plus a drive and garage!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Traditional detached family home
- Within easy reach of Mapperley, Sherwood and Nottingham City Hospital
- Offered to the market with no upward chain
- Huge potential and with lots of character
- Impressive entrance hall with feature tiled floor, stained glass detail and a downstairs WC
- Three versatile reception spaces (lounge, dining room and versatile sitting/alternative dining room)
- Four generous first floor bedrooms
- First floor family shower room with a separate WC
- Fantastic southerly-facing established rear garden
- Driveway and garage provide convenient off-street parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

150.5 m²

1619 ft²

Reduced headroom

0.3 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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