

786 Woodborough Road, Nottingham - NG3 5QJ Guide Price £290,000-£310,000









## 786 Woodborough Road

Nottingham, Nottingham

GUIDE PRICE £290,000-£310,000 Just a short walk from Mapperley's amenities and close to the City Centre, this impressive family home includes a detached outbuilding with huge potential for conversion!

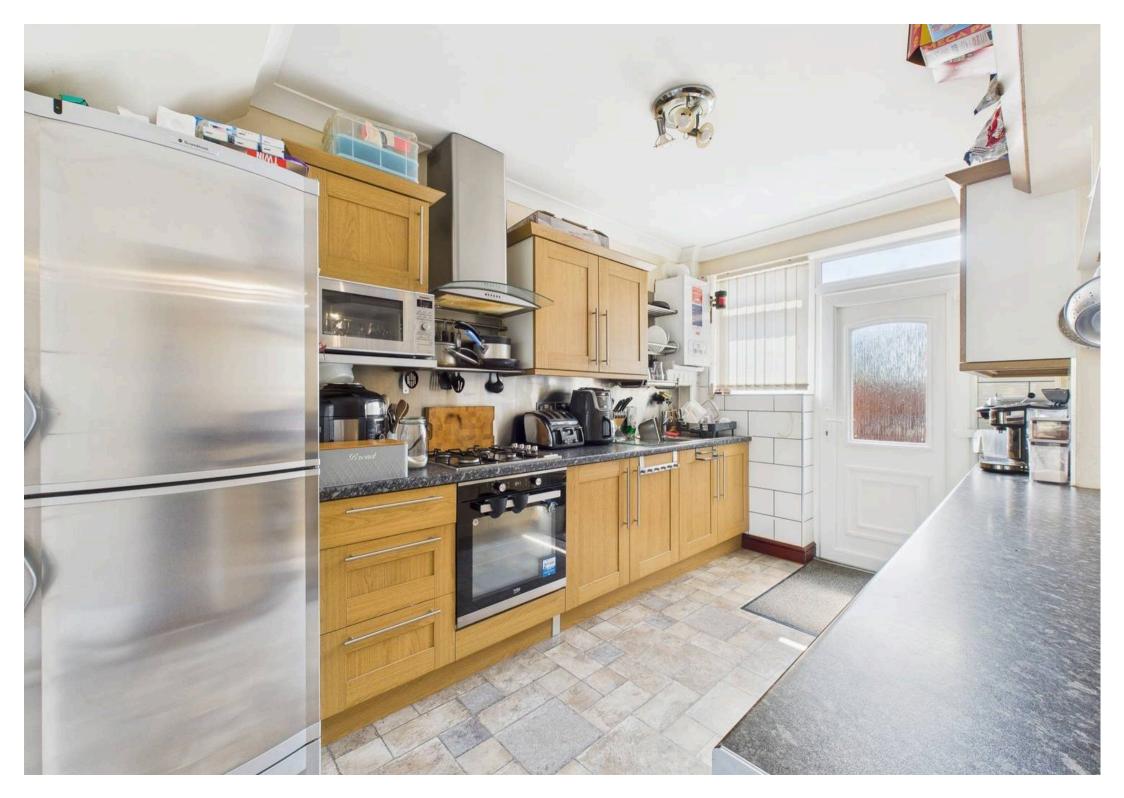
Council Tax band: B

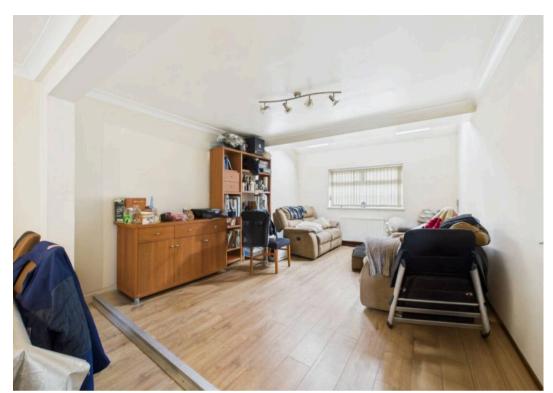
Tenure: Freehold

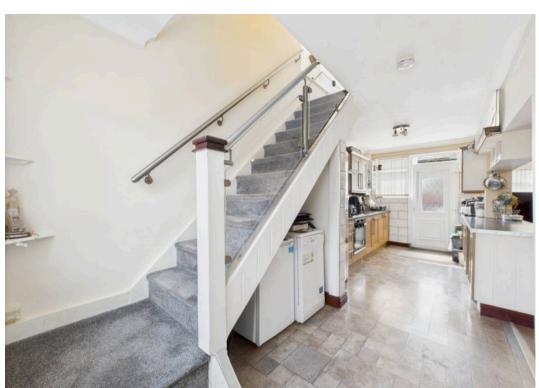
**EPC Energy Efficiency Rating: D** 

**EPC Environmental Impact Rating: E** 

- Three-storey storey home offering spacious and flexible family accommodation
- Detached two-storey outbuilding with huge potential (subject to planning and permissions)
- A short walk from Mapperley's vibrant bars and restaurants, shops as well as frequent bus services
- Versatile open plan ground floor reception space
- Bright kitchen with integrated appliances and direct garden access
- First floor comprises two double bedrooms and a current office
- Large top floor attic with an adjoining WC and Velux-style window
- Modern fully-tiled bathroom with a four-piece white suite
- Low-maintenance front garden and rear courtyard
- Secure electric gates to the front and rear with parking for multiple vehicles













Floor 0 Building 1



DavidJames the estate agent

Floor 1 Building 1

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

140.5 m<sup>2</sup> 1513 ft<sup>2</sup>

Reduced headroom

5.2 m<sup>2</sup>

56 ft<sup>2</sup>

Attic
2.55 x 4.72 m
8'4" x 155"

WC
0.88 x 1.52 m
2'11" x 4'11"

Two-Storey Outbuilding
4.16 x 5.45 m
13 7 x 17 10

(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.

GIRAFFE360

Floor 2 Building 1

Floor 0 Building 2



## **David James Estate Agents**

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