



16 Taylors Croft, Woodborough, Nottingham, NG14 6BX

Asking Price £375,000

- Grade II Listed Barn Conversion
- Downstairs W.C
- Two Double Bedrooms
- Garage and Off Street Parking
- High Specification Throughout
- Large Open Plan Kitchen/Diner
- Large Lounge
- Modern Shower Room
- Sought After Development and Location

16 Taylors Croft, Nottingham NG14 6BX

Beautifully Presented Two Bedroom Barn Conversion Situated in the sought after Taylors Croft Development in Woodborough. The Grade II Listed accommodation comprises; Lounge, Large Open Plan Kitchen/Diner, Downstairs W.C, Two Double Bedrooms and Shower Room. Garage with direct access to garden.



Council Tax Band: D



Entrance hall

Wood effect LVT flooring. Opens into the Kitchen/Diner. Door to the left giving access to storage and a W.C.

Open Plan Kitchen/Diner/Breakfast Room

LVT wood effect flooring. Windows to the front and rear. Bi-coloured base and wall units. Granite work surfaces. Hob with built in extraction. Recessed speakers to the ceiling. Breakfast Bar. Critall doors to W.C, store, stairs and lounge.

Lounge

16'0 x 12'6

Windows to the rear and side elevations.

W.C

Low level flush toilet. Wall mounted wash hand basin.

First Floor Landing

Window to the front of the property.

Master Bedroom

12'9 x 9'9

Window to the rear.

Bedroom Two

12'2 x 6'8

Window to the front.

Shower Room

Large walk in shower with tiled splash backs. Double vanity unit with integral sinks. Toilet. Window to the rear.

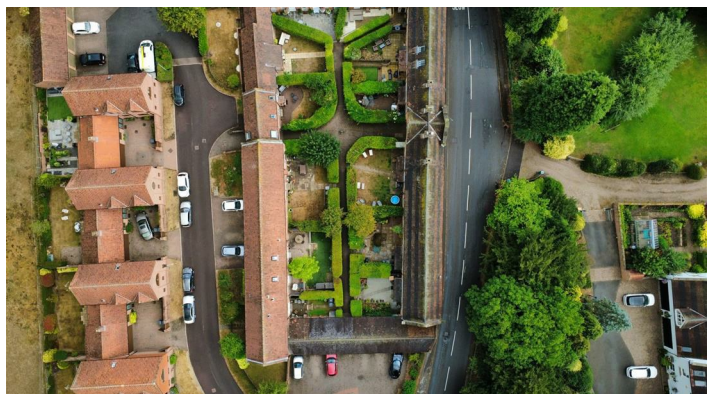
Garage

With mezzanine level for storage. Plumbing for a washing machine.

Exterior

The property has a garage situated directly attached to the property and provides access via an up and over door. There is also access from the courtyard/garden of the property into the garage. There are two parking spaces. An annual development service charge of circa £500 is payable for maintenance of communal areas. "







Viewings

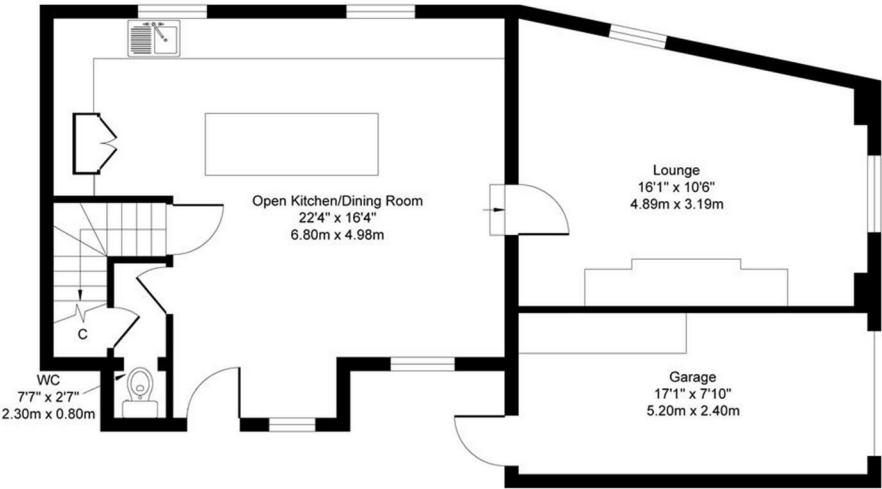
Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

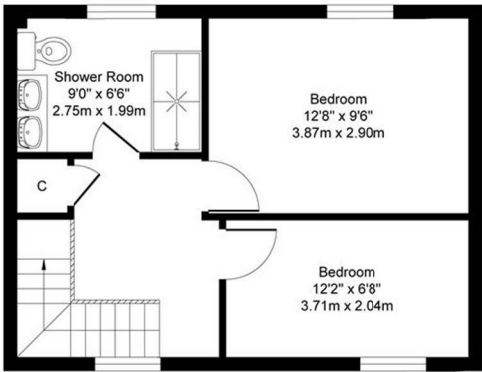
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Gross Internal Area
1120 Sq.ft / 104.04 sq.m



GROUND FLOOR



FIRST FLOOR