



35 Worcester Road, Woodthorpe – NG5 4HW

Guide Price £290,000 – £300,000



35 Worcester Road

Woodthorpe, Nottingham

GUIDE PRICE £290,000–£300,000 NO CHAIN! This family home is located in the sought-after area of Woodthorpe, featuring 3 bedrooms, 2 reception rooms & within easy reach of shops, schools & bus services!

Council Tax band: C

Tenure: Freehold

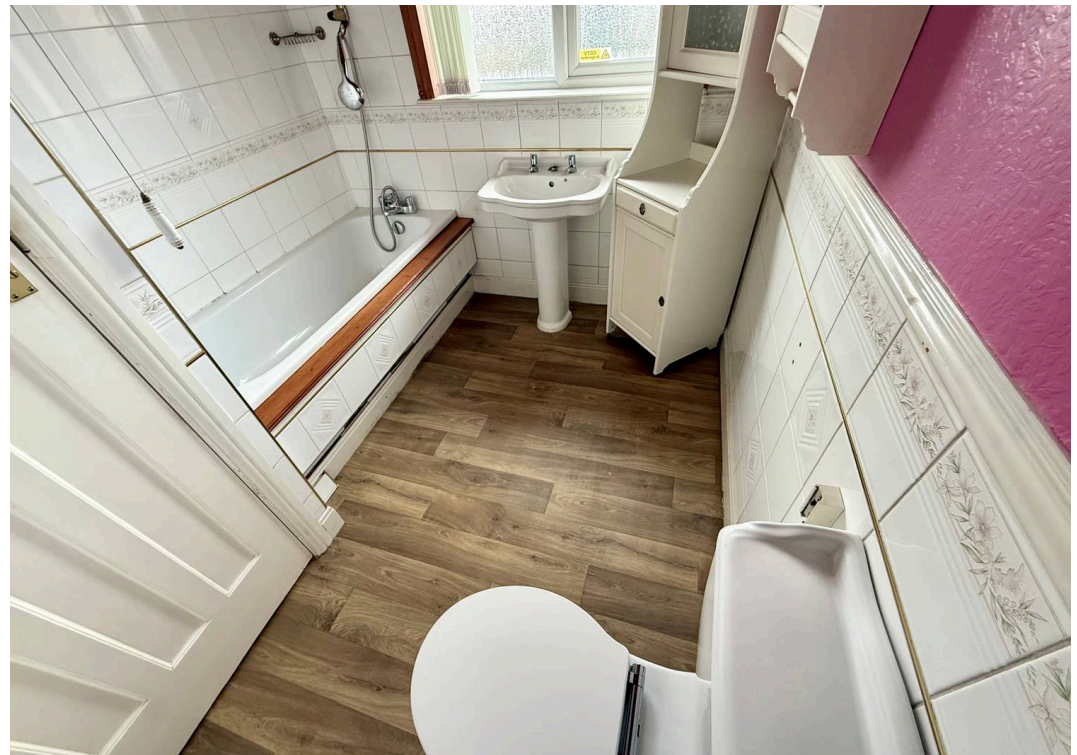
EPC Energy Efficiency Rating: D

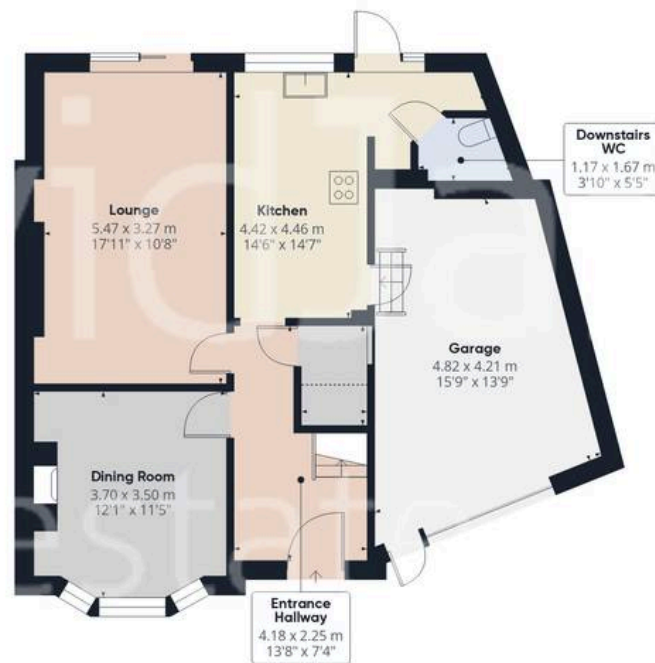
EPC Environmental Impact Rating:

- Semi-detached house with no upward chain in the sought-after-area of Woodthorpe
- Three bedrooms (main bedroom with ample fitted wardrobes)
- Welcoming entrance hallway with feature decorative panelled window and front door
- Bright and spacious lounge with feature fireplace and patio doors overlooking the rear garden
- Separate versatile reception room (ideal as a dining room or family room)
- Well-equipped shaker style kitchen with space for freestanding appliances and access to a useful downstairs WC
- Three-piece traditional bathroom suite with wood-effect flooring
- Enclosed south-westerly rear garden with lawn, additional paved area, summerhouse and pond
- Driveway and good-sized garage providing useful off-street parking
- Perfect for families with local shops, schools and frequent bus services nearby









Floor 0



Floor 1

Approximate total area⁽¹⁾

110.3 m²

1187 ft²

Reduced headroom

0.7 m²

8 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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