



16 Park Avenue, Woodborough – NG14 6EB

Guide Price **£375,000**

DavidJames
the estate agent



16 Park Avenue

Woodborough, Nottingham

SOUGHT-AFTER PEACEFUL WOODBOROUGH SETTING! Well-presented 3 bed semi-detached home featuring two reception rooms, stylish dining/kitchen & bathroom alongside large rear garden with driveway & garage!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented semi-detached home offered to the market with no chain
- Highly sought after Woodborough location
- Perfect for families, professionals and buyers seeking a peaceful village lifestyle
- Welcoming entrance hallway with practical ground floor WC
- Two spacious reception rooms (cosy lounge and separate sitting room)
- Stylish dining kitchen with integrated cooking appliances
- Three well-proportioned bedrooms (including main bedroom with fitted wardrobes)
- Stylish three-piece white bathroom suite with mains shower over the bath
- Generous plot providing a large lawned rear garden with paved patio
- Garage and tandem driveway providing ample off-street parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

95.4 m²

1024 ft²

Reduced headroom

0.5 m²

5 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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