



774 WOODBOROUGH ROAD NOTTINGHAM

£925 Per

A characterful two bedroom unfurnished cottage style house situated in Mapperley, just a few minutes walk to Mapperley Top and a short bus ride to the city centre. This property is set back from the main road with both front and rear gardens.

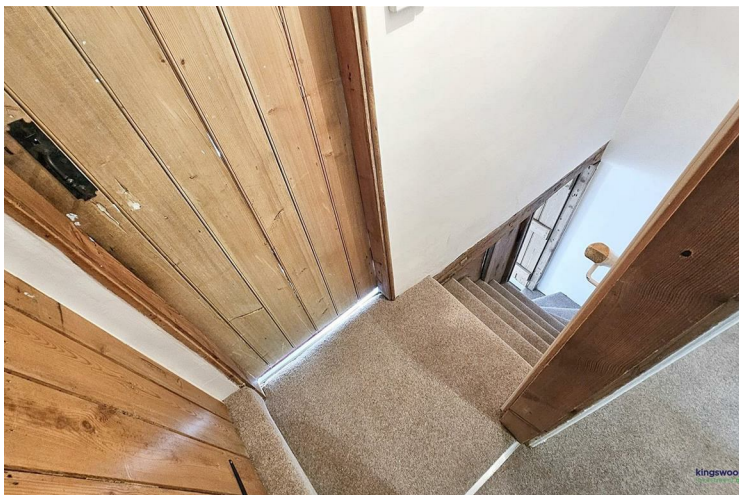
- Gated entrance by Woodborough Road with a large turfed garden. Separate bin store.
- Front reception room with decorative open fire.
- Rear reception room with decorative fireplace and patio doors to rear garden. Within a cupboard there is a small freezer.



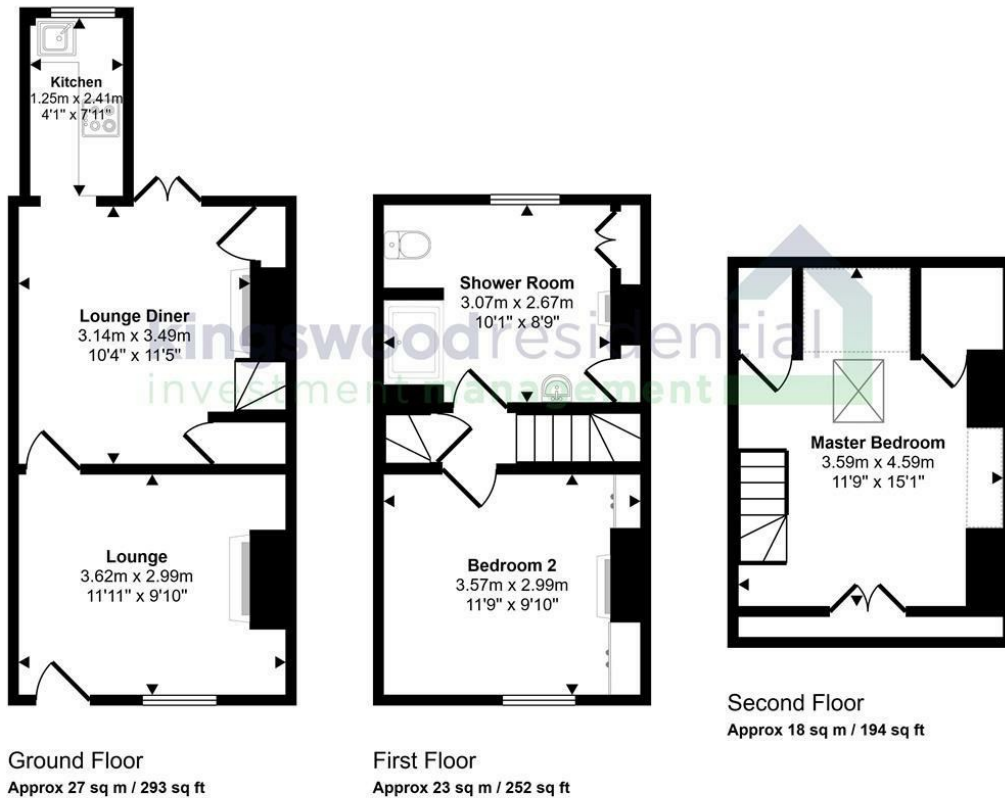
- Cottage with character • Two reception rooms • Rear reception and kitchen with some integrated appliances • Stylish shower room and washing machine included • Walking distance to Mapperley town centre • Bus stop outside and easy access to Nottingham City Centre



- Non permit on street parking on the neighbouring streets
- Council tax band = B
- Just a few minutes walk to Mapperley Top
- A short bus ride to the city centre



Approx Gross Internal Area
69 sq m / 739 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC Rating: D Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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