



## 3 Welbeck Gardens, Woodthorpe - NG5 4NX

Guide Price £220,000





## 3 Welbeck Gardens

Woodthorpe, Nottingham

Tucked away in the heart of Woodthorpe, this 3-bed terraced house offers spacious interiors, an established garden and superb views! Bright lounge, open plan dining kitchen and a driveway plus garage!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

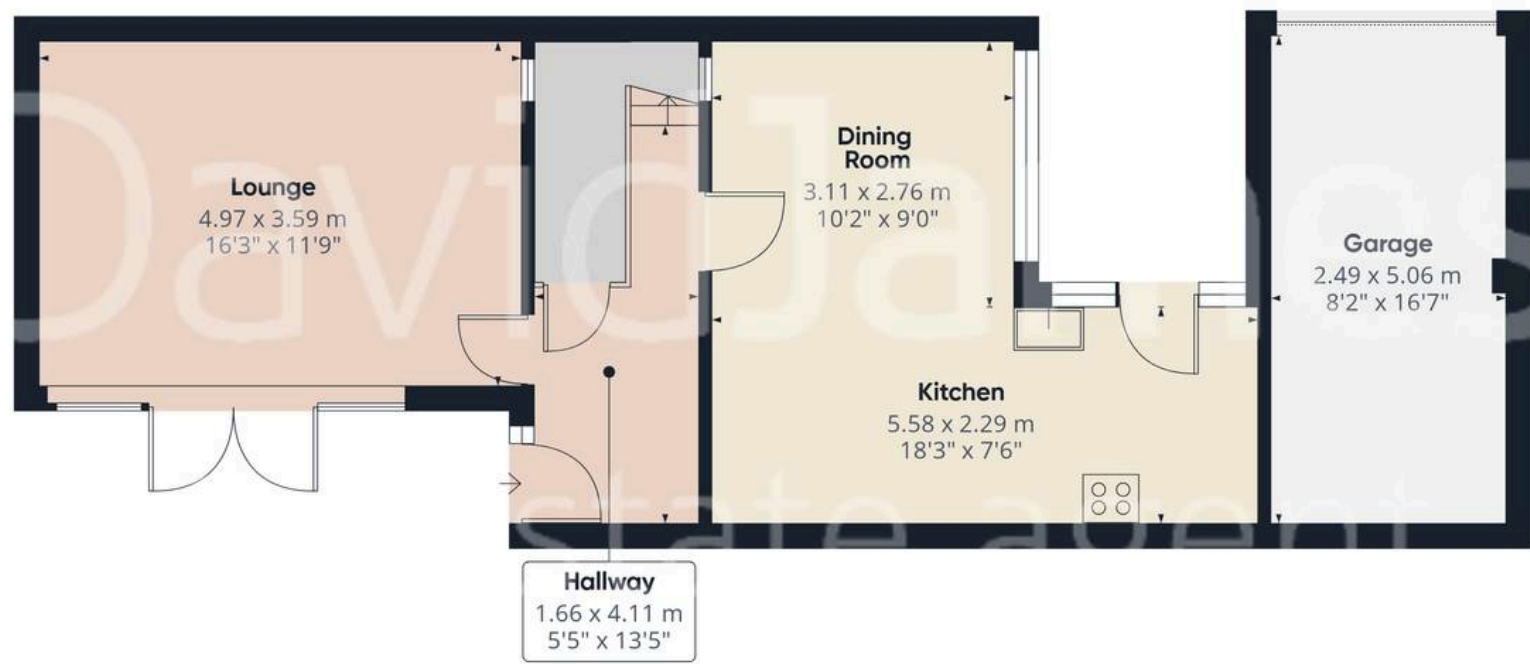
EPC Environmental Impact Rating:

- Terraced house in the heart of Woodthorpe
- Popular location close to both Mapperley and Arnold's amenities, sought-after schools and bus services
- Good-sized lounge with French doors to the garden
- Bright and spacious open-plan dining kitchen with timber-finish units and integrated appliances
- Three well-proportioned first floor bedrooms
- Family bathroom with electric shower and separate WC
- Garden with lawn and patio ideal for entertaining and relaxing plus additional garden space across communal path with shed and lawn
- Elevated position offering far-reaching views across north-east Nottingham
- Driveway providing convenient off-street parking
- Useful garage with power and lighting



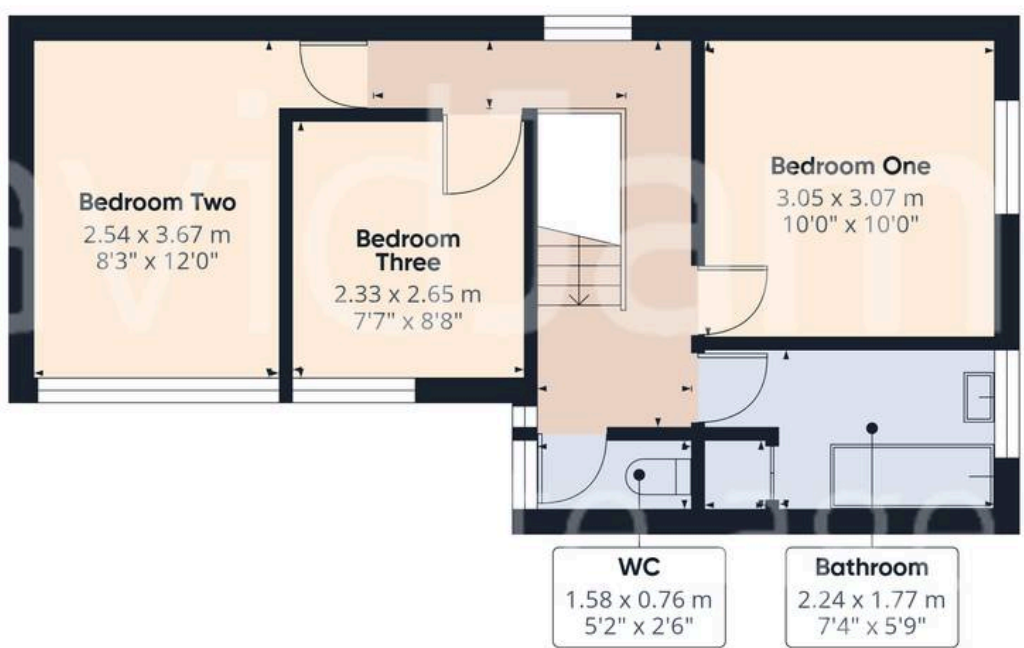






Floor 0

Approximate total area<sup>(1)</sup>  
100.3 m<sup>2</sup>  
1079 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## David James Estate Agents

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