



6 Park Avenue, Woodborough – NG14 6EB

Guide Price **£325,000**

DavidJames
the estate agent



6 Park Avenue

Woodborough, Nottingham

Well-presented 3 bed semi-detached home in the highly desirable village of Woodborough! Inviting lounge, superb open-plan dining kitchen and a bathroom plus a south-east facing garden and drive!

Council Tax band: C

Tenure: Freehold

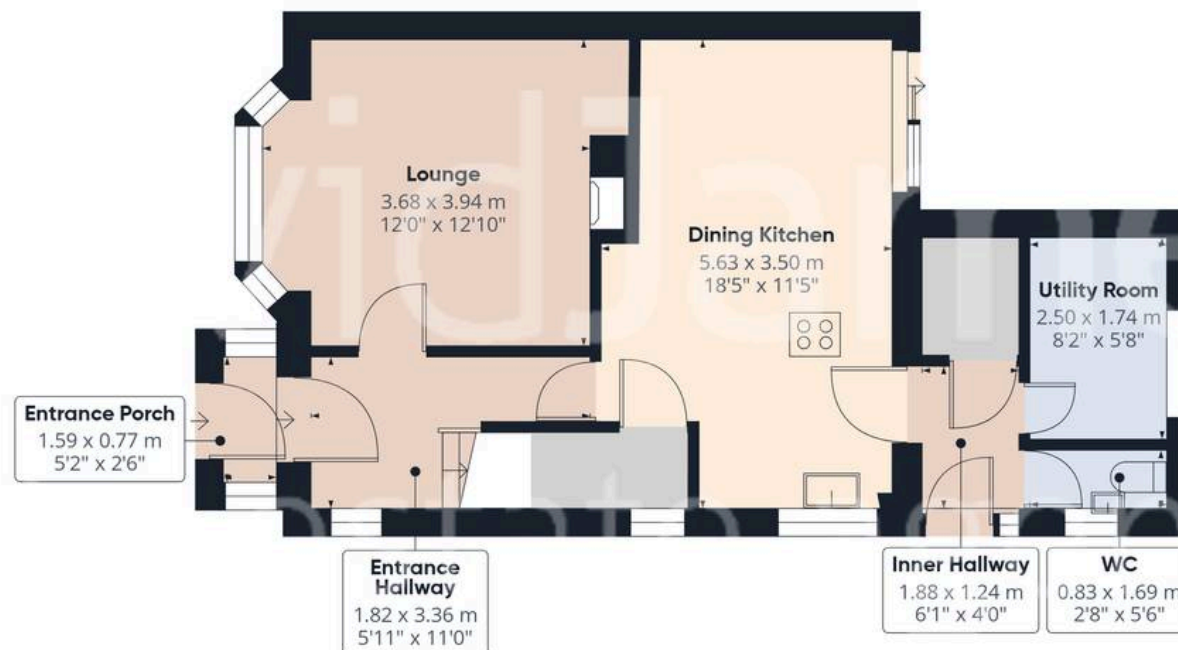
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented semi-detached family home
- Highly desirable village location in Woodborough
- Welcoming entrance hallway with an initial porch
- Front-facing lounge with a large feature bay window and focal-point gas fire
- Fantastic open-plan dining kitchen with timber worktops, integrated appliances and patio doors
- Convenient rear WC, store room and utility/pantry
- Three first floor bedrooms (bedroom one with air conditioning)
- Fully-tiled three-piece family bathroom with an over-bath shower
- Generous south-easterly facing rear garden with patio area, lawn and established planting
- Block-paved driveway to the front providing off-street parking for two vehicles







Floor 0

Approximate total area⁽¹⁾

84.3 m²

907 ft²



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.

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