



786 Woodborough Road, Nottingham – NG3 5QJ

Guide Price £290,000





## 786 Woodborough Road

Nottingham, Nottingham

GUIDE PRICE £290,000–£310,000 LAPSED PLANNING PERMISSION TO CHANGE THE OUTBUILDING TO AN ANNEXE, CONTACT THE OFFICE FOR FURTHER DEATAILS.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three-storey storey home offering spacious and flexible family accommodation
- Detached two-storey outbuilding with huge potential (subject to planning and permissions)
- A short walk from Mapperley's vibrant bars and restaurants, shops as well as frequent bus services
- Versatile open plan ground floor reception space
- Bright kitchen with integrated appliances and direct garden access
- First floor comprises two double bedrooms and a current office
- Large top floor attic with an adjoining WC and Velux-style window
- Modern fully-tiled bathroom with a four-piece white suite
- Low-maintenance front garden and rear courtyard
- Secure electric gates to the front and rear with parking for multiple vehicles





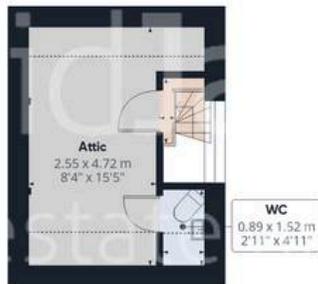




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

140.5 m<sup>2</sup>

1513 ft<sup>2</sup>

**Reduced headroom**

5.2 m<sup>2</sup>

56 ft<sup>2</sup>

(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.

**GIRAFFE360**



## David James Estate Agents

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