



534 Woodborough Road, Nottingham - NG3 5HB

Guide Price £170,000 - £180,000

DavidJames
the estate agent



534 Woodborough Road

Nottingham

GUIDE PRICE £170,000 – £180,000 NO CHAIN!
three-storey mid-terrace home in walking distance of Mapperley's amenities & City bus links! 3 beds, two reception rooms, modern kitchen & bathroom plus a good-sized garden! Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Renovated mid-terrace home with no chain
- Within walking distance of Mapperley's nearby amenities with frequent City Centre bus links on the doorstep
- Ideal first-time buy, family home or buy-to-let investment purchase
- Welcoming front-facing lounge providing an inviting everyday living space
- Versatile second rear reception room enjoying views over the garden
- Modern kitchen fitted with a range of white matte units
- Practical cellar delivering valuable storage space
- Two well-proportioned first floor bedrooms
- Spacious second-floor double bedroom enhanced by rooflight
- Enclosed rear garden with potential to create a delightful outdoor space









Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

75.3 m²

809 ft²

(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.

GIRAFFE360





David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.