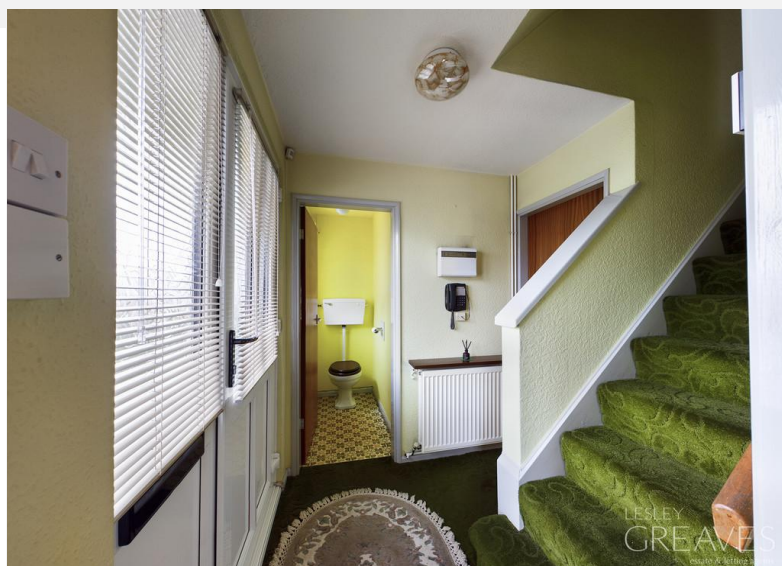




£225,000

Woodthorpe Gardens, Mapperley, Nottingham NG5 4ED

EPC Rating D

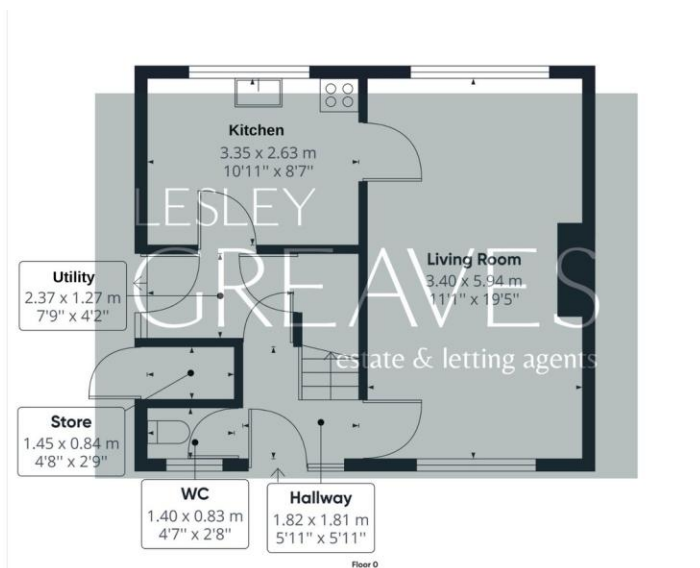


Three bedroom semi detached house in the popular location of Mapperley. The property is in walking distance to Woodthorpe Park, Woodthorpe Garden Centre, Sherwood and Mapperley shops. The accommodation comprises an entrance hallway, WC, utility room, kitchen diner and living diner to the ground floor. The upstairs accommodation has three double bedrooms and family bathroom. Mapperley is known for being popular residentially and commercially. Known for being 'Mapperley Top' the area includes a collection of shops, restaurants, pubs, wine bars, hairdressers, beauty salons and takeaways. There are also local schools nearby and regular transport links to the City Centre.

- HALLWAY 5' 11" x 5' 11" (1.82m x 1.81m)
- LIVING DINER 19' 5" x 11' 1" (5.94m x 3.40m)
- KITCHEN DINER 10' 11" x 8' 7" (3.35m x 2.63m)
- UTILITY ROOM 7' 9" x 4' 1" (2.37m x 1.27m)
- WC 4' 7" x 2' 8" (1.40m x 0.83m)
- LANDING 5' 11" x 5' 11" (1.82m x 1.81m)
- MASTER BEDROOM 11' 3" x 10' 7" (3.44m x 3.24m)
- BEDROOM TWO 7' 11" x 10' 7" (2.42m x 3.23m)
- BEDROOM THREE 13' 4" x 8' 8" (4.07m x 2.65m)
- OUTSIDE STORE 4' 9" x 2' 9" (1.45m x 0.84m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		





COUNCIL TAX BAND: B

LOCAL AUTHORITY: Nottingham City Council

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

Contact Us  
[www.lesleygreaves.co.uk](http://www.lesleygreaves.co.uk)  
[sales@lesleygreaves.co.uk](mailto:sales@lesleygreaves.co.uk)  
0115 987 7337

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.

Company Registration Number: 5773186 | VAT Number: 917862296

