



37 Fairview Road, Woodthorpe – NG5 4GW

In Excess of **£275,000**

DavidJames
the estate agent



37 Fairview Road

Woodthorpe, Nottingham

Deceptive 2 double bed detached home offered with no chain! Bright lounge, conservatory with views, dining kitchen and bathroom plus versatile lower-ground floor space, garden and drive with garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Deceptively spacious detached family home
- Offered to the market with no upward chain
- Bright and spacious lounge
- Adjoining conservatory with excellent views
- Open plan dining kitchen with a range of modern integrated appliances
- Two first floor double bedrooms (potential for three, subject to permissions)
- First floor bathroom with a four-piece suite (including a separate shower cubicle)
- Lower ground floor garden room and useful utility room/store
- Driveway and garage with an electric remote door
- Good-sized and enclosed rear garden









Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾

133.8 m²

1440 ft²

Reduced headroom

0.5 m²

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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