



658b Woodborough Road, Nottingham – NG3 5FS

Guide Price **£90,000**





658b Woodborough Road

Nottingham, Nottingham

CASH BUYERS ONLY! Ground floor 1 bed maisonette available with no chain, set within easy reach of Mapperley and Sherwood's nearby amenities with frequent bus services to the City on the doorstep!

Council Tax band: A

Tenure: Leasehold

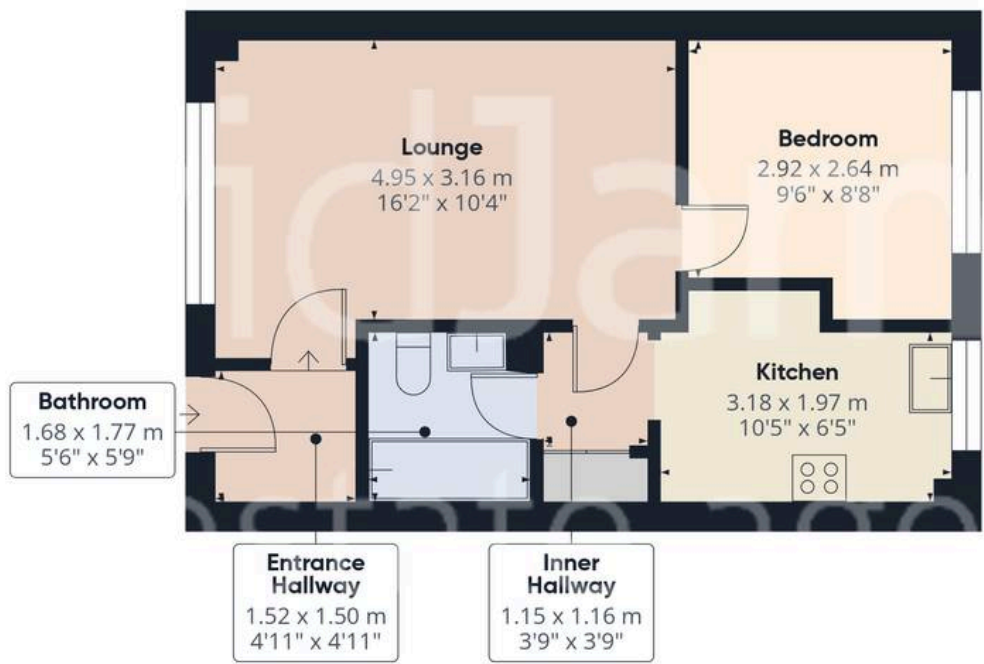
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious ground floor maisonette
- Available to purchase with no upward chain
- Cash buyers only
- Within walking distance of both Mapperley and Sherwood's vibrant nearby amenities
- Excellent transport links to Nottingham City Centre via Woodborough Road
- Bright and well-proportioned lounge
- Fitted kitchen with white units, contrasting worktops and integrated cooking appliances
- Generous double bedroom with neutral décor
- Bathroom with Triton electric shower and splashback tiling
- Garage providing secure parking or storage







Floor 0 Building 1

Approximate total area⁽¹⁾

50.9 m²
547 ft²

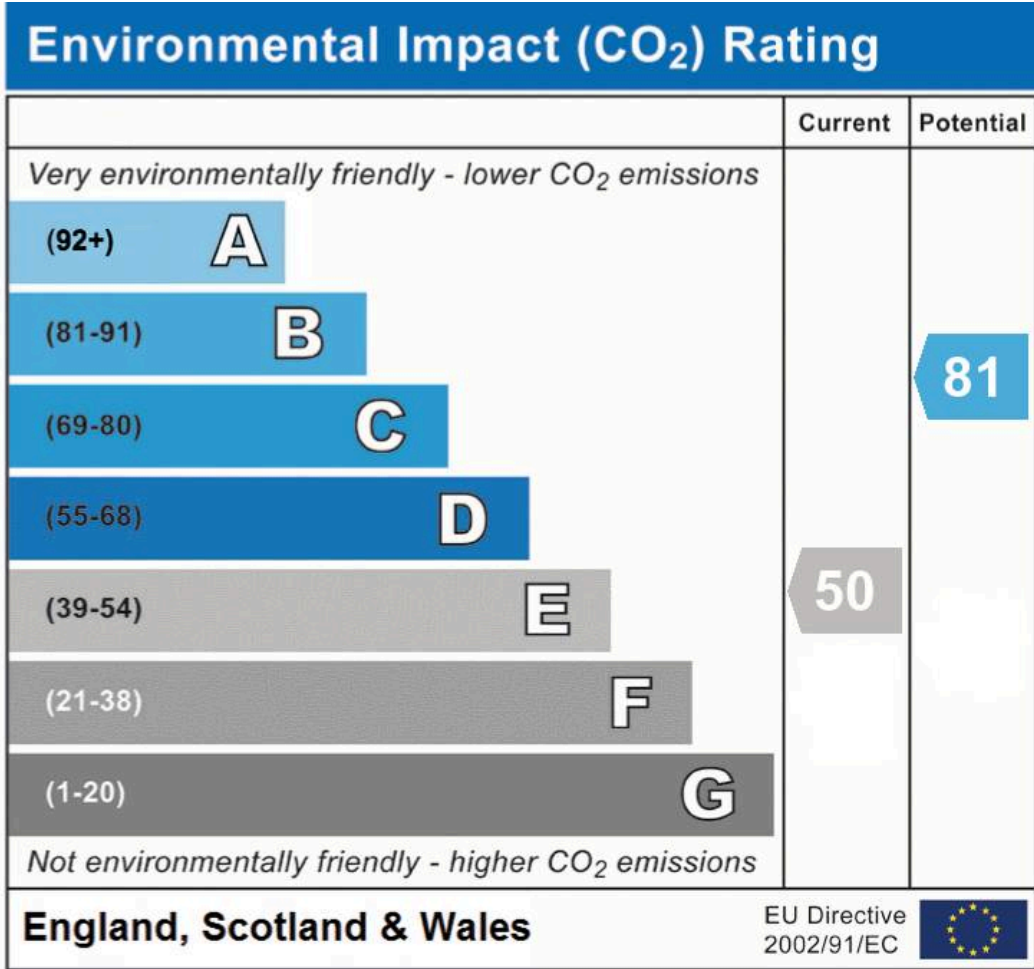
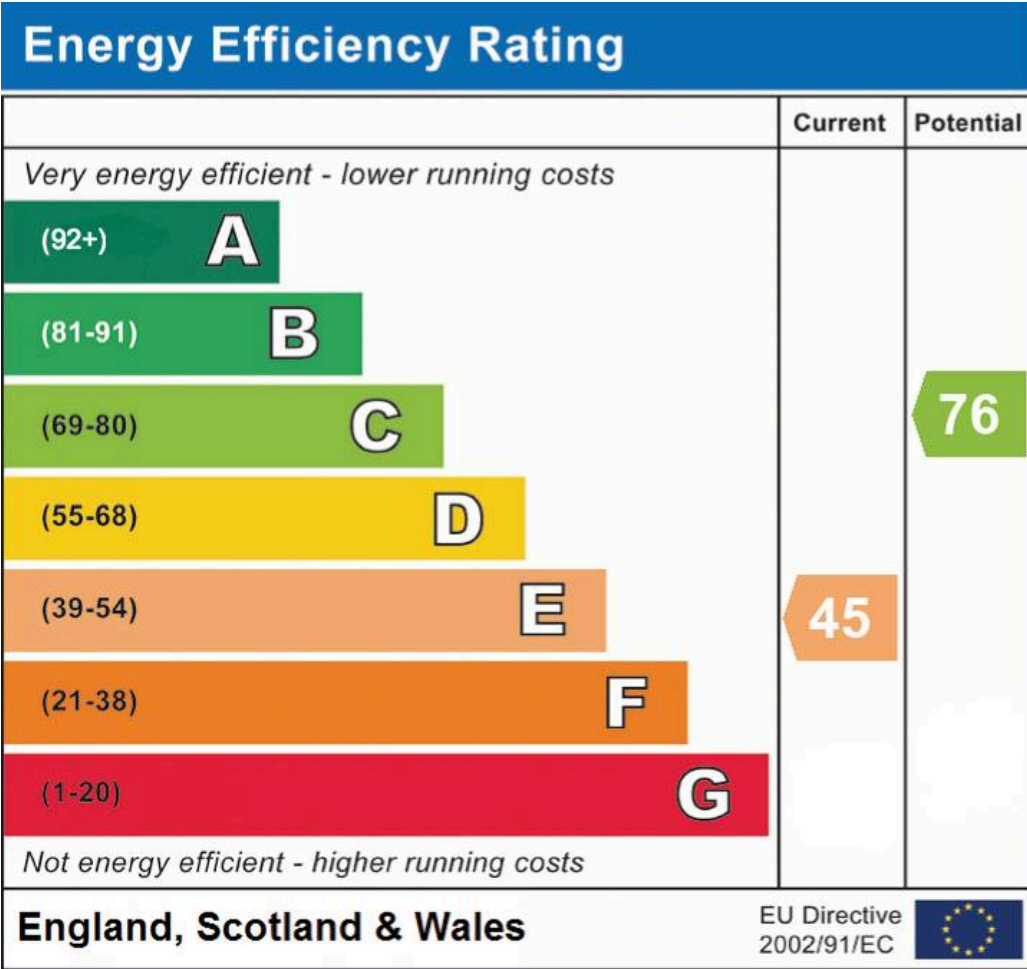


Floor 0 Building 2

(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.