



**514 Woodborough Road, Nottingham - NG3 5HB**

Guide Price **£250,000**





## 514 Woodborough Road

Nottingham, Nottingham

GUIDE PRICE £250,000 - £260,000. Period semi-detached 3 bed home - well-presented throughout & offering flexible accommodation perfect for modern family life whilst within walking distance of nearby amenities & bus routes!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Attractive period semi-detached family home
- Well-presented throughout and arranged over four floors
- Convenient location in walking distance of supermarkets and amenities with good bus links
- Characterful lounge with charming decorative fireplace and bay window
- Versatile dining/family room offers a flexible space for family life
- Well-equipped kitchen with shaker-style units, integrated cooking appliances and fridge/freezer
- Three generous double bedrooms (arranged over two floors)
- Traditional three-piece bathroom suite featuring a lovely claw-foot bath
- Cellar space providing valuable additional storage
- Good-sized rear garden with southerly facing aspect, patio and lawn









Floor 0



Floor 1



Floor 2



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

89.6 m<sup>2</sup>  
965 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>  
9 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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