



## 15 Grafton Avenue, Woodthorpe - NG5 4GD

Guide Price £170,000



## 15 Grafton Avenue

Woodthorpe, Nottingham

Well-presented ground-floor maisonette on a quiet Woodthorpe cul-de-sac with 2 beds, modern kitchen, stylish bathroom & garage en-bloc. Great access to amenities, buses, City Hospital & City Centre!

Council Tax band: B

Tenure: Leasehold

- Spacious ground floor maisonette offering generous rooms and easy living throughout
- Convenient Woodthorpe cul-de-sac setting near shops, amenities and buses to City Centre
- Flexible home ideal for first-time buyers, investors and downsizers alike
- Practical entrance porch leading to hallway with wood effect flooring and storage
- Inviting lounge featuring an electric fire which creates a warm focal point
- Modern fitted kitchen with white units and a range of integrated appliances
- Generous main bedroom with rear aspect and wood-effect flooring
- Second double bedroom overlooking the rear (ideal for guests or a home office)
- Stylish fully tiled four-piece bathroom suite with separate shower enclosure
- Communal gardens and driveway leading to a garage in a block









Floor 0 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
64.9 m<sup>2</sup>  
698 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**



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