

746 Woodborough Road, Mapperley, NG3 5GJ

£180,000

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Marriotts



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Mapperley, NG3 5GJ

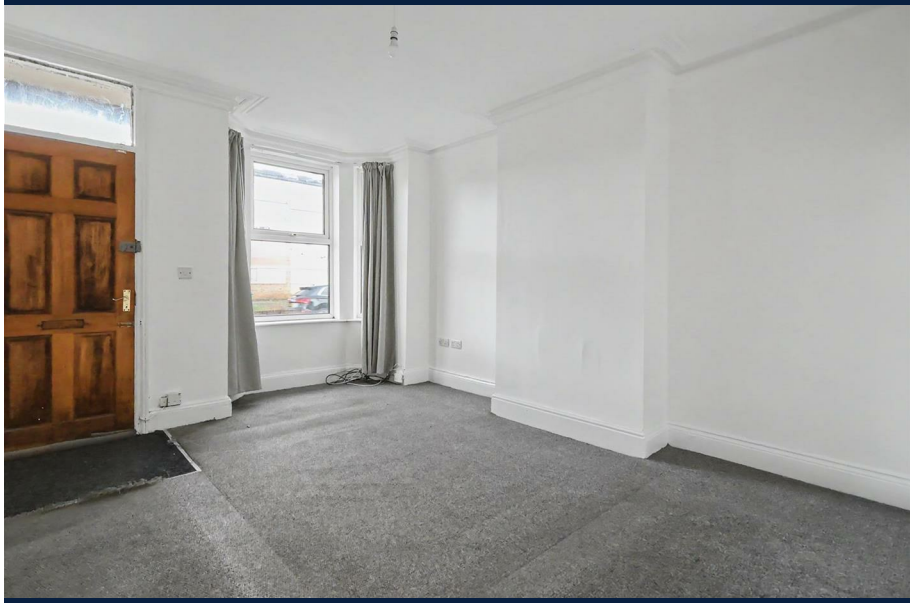
- Mid the terrace house
- Modern kitchen diner with oven & hob
- Lower ground floor room & basement
- Four storey & 3/4 bedrooms
- Bay-fronted lounge with original coving
- Enclosed rear garden

SPACIOUS FOUR STOREY MID-TERRACED HOUSE!! The house is in a great location with easy access to the city centre, a 10 minute walk to Mapperley's shops and an Aldi located just across the road! The property has 3/4 bedrooms, the lower ground floor room providing the fourth bedroom or additional reception room, with direct access to the garden and also to the basement rooms. Lounge and modern kitchen diner on the ground floor, while upstairs there are two bedrooms and a bathroom, with a further large double bedroom with skylight window and eaves access on the top floor!





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Lounge

With front entrance door, UPVC double-glazed bay window, radiator and original decorative coving. Door through to the inner lobby with stairs leading down to the lower ground-floor accommodation and a door through to the kitchen diner.

Kitchen Diner

A range of modern wall and base units with gloss grey doors, tiled splashbacks and slate-effect worktops, with an inset stainless steel sink unit and drainer. Integrated electric oven, four-ring halogen hob and brushed steel extractor canopy. Plumbing for a washing machine, radiator, UPVC double-glazed rear window and door and stairs leading to the first-floor landing.

First Floor Landing

with a door and stairs leading to the second floor and doors to two bedrooms and bathroom.

Bedroom 1

Built-in double wardrobe, matching fitted dressing table with drawers, UPVC double-glazed front window and radiator.

Bedroom 2

Cupboard housing the Main combination gas boiler, built-in double wardrobe, radiator and UPVC double-glazed rear window.

Bathroom

Consisting of a bath with a glass screen with full height tiled surround and mains shower. Wash basin and concealed cistern toilet set into a vanity surrounded with cupboards. Radiator, grey wood-style floor covering and UPVC double-glazed rear window.

Second Floor Landing Bedroom 3

With a built-in three-door wardrobe, radiator, front and rear eaves access and double-glazed rear skylight window.

Lower Ground Floor Reception/Bedroom

Radiator, UPVC double-glazed window and door to the rear garden and door leading to the basement rooms, one of which has brick shelving with storage beneath, and also houses the smart gas and electric meters and modern RCD board installed in November 2023.

Outside

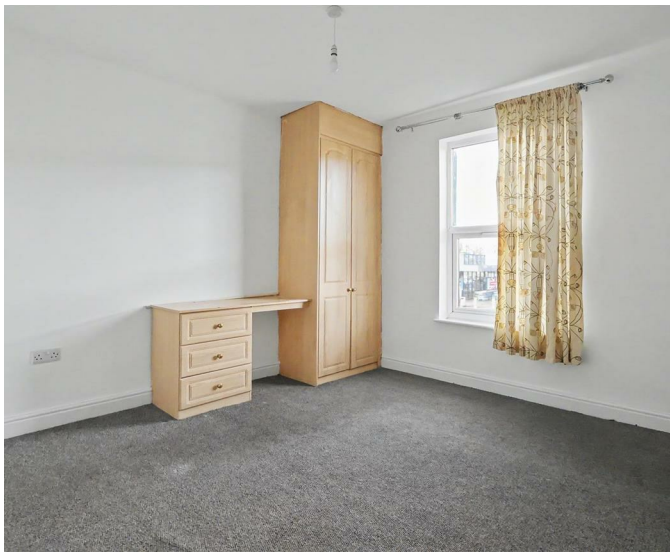
There is a small frontage. To the rear is an enclosed good sized garden.

Material Information

TENURE: Freehold
COUNCIL TAX: Nottingham City Council - Band A
PROPERTY CONSTRUCTION: solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: no









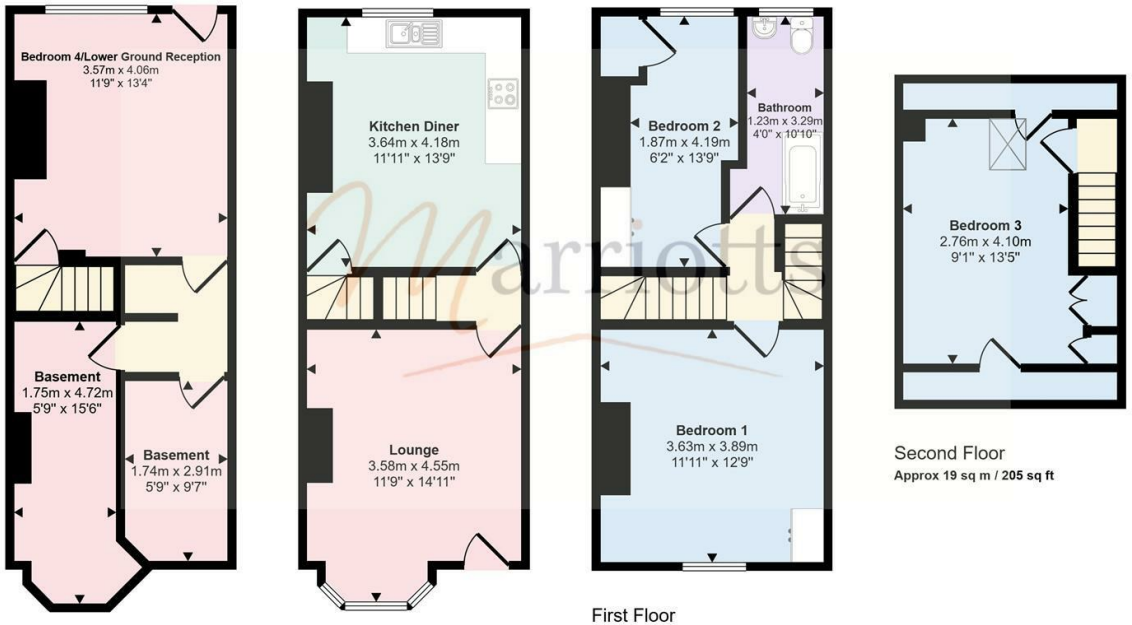


LOCATION OF BOILER: rear bedroom on first floor
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: no
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level front access





Approx Gross Internal Area
120 sq m / 1291 sq ft



Basement
Approx 34 sq m / 362 sq ft

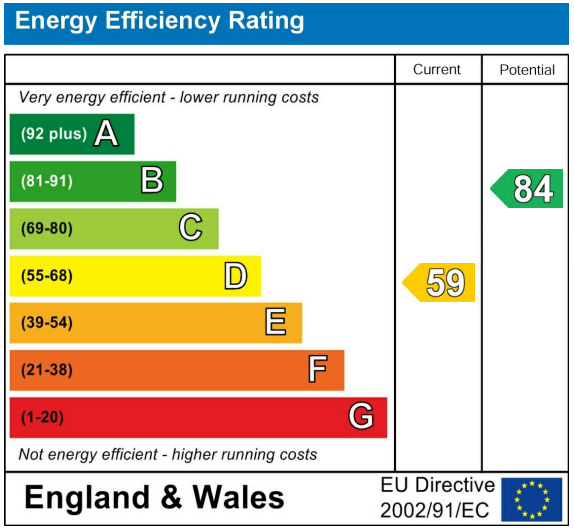
Ground Floor
Approx 34 sq m / 365 sq ft

First Floor
Approx 33 sq m / 359 sq ft

Second Floor
Approx 19 sq m / 205 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

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