



155 Main Street, Nottingham, NG14 6DD

Guide Price £350,000

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Marriotts



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VIDEO TOURS AVAILABLE An attractive period cottage in the highly regarded village of Woodborough. The property has been well maintained, although is in need of some modernisation and is for sale with no upward chain. Ample block paved drive and 8.6m garage, beyond which is a lovely large lawned garden. The lounge, sitting/dining room and kitchen all have beamed ceilings and in addition, there is a walk-through breakfast area with French doors out to the patio and access to a further reception room/bedroom with shower room and separate toilet. Upstairs there are two double bedrooms and a bathroom and there is also part double glazing and gas central heating.

Description

Entrance Porch

Dining Room

12'4" x 12'0" (3.75 x 3.65)

Lounge

18'6" max x 13'5" (5.65 max x 4.1)

Kitchen

12'0" x 8'2" (3.65 x 2.5)

Entrance Lobby

Reception Room/Bedroom

10'2" x 9'2" (3.1 x 2.8)

First Floor Landing

Bedroom 1

12'4" x 12'2" (3.75 x 3.7)

Bedroom 2

13'5" x 10'10" (4.1 x 3.3)

Bathroom

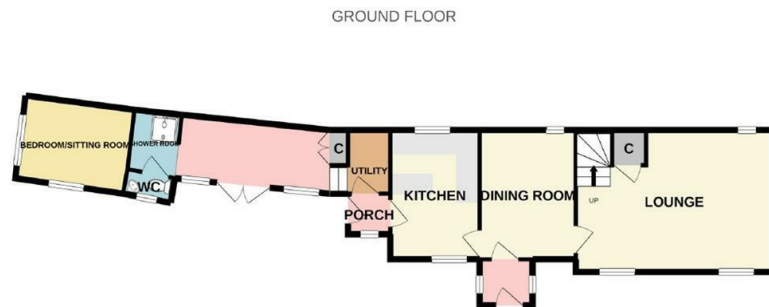
8'2" x 8'2" max (2.5 x 2.5 max)

Outside

Tenure

Important Notice





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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