



38 Woolmer Road, Nottingham, NG2 2FB

£1,125 Per month

- Three Bedroom home
- Two reception rooms
- Private rear garden
- Excellent transport Links
- Council Band A
- Spacious family bathroom
- 3 Spacious bedrooms
- Close to City Centre
- EPC C
- Viewing recommended

38 Woolmer Road, Nottingham NG2 2FB

This well-presented three-bedroom home is located in the popular Meadows area, offering excellent access to the Train Station, Tram links, Nottingham City Centre, and West Bridgford.

The ground floor features two spacious reception rooms, a fitted kitchen with direct access to a private rear courtyard. On the first floor, the property offers one well-proportioned bedroom, and the family bathroom. On the second floor two spacious bedroom.

Outside, the low-maintenance rear courtyard provides a private outdoor space.

Positioned within easy reach of the City Centre, and West Bridgford residents will benefit from a wide range of local amenities including shops, restaurants, cafés, and supermarkets.

The property is also within the catchment area for sought-after local schools, making it a fantastic choice for families.

The property is currently undergoing a full repaint.inside and out.
Street parking, no permit.



Council Tax Band: A







Directions

Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	