



Guide Price £190,000-£200,000

Bourne Street, Netherfield, Nottingham NG4 2FH

EPC Rating D



Deceptively spacious terrace house close to amenities. In brief, the well appointed accommodation spans two floors and comprises an entrance hallway, two reception rooms, both with laminate flooring and kitchen to the ground floor. To the first floor there are three bedrooms and the bathroom with a shower over the bath. The enclosed low maintenance garden is accessed from the kitchen. To the front is potential for off street parking subject to the necessary permission. Netherfield is a popular residential area with a wide range of amenities as well as public transport links including a railway station. It also has local shops, play park, takeaways and schools. It is home to Victoria Retail Park with a multitude of popular shops including clothing and DIY as well as a gym, coffee shops and a supermarket.

LIVING ROOM 12' 3" into recess x 11' 0" (3.73m x 3.35m)

DINING ROOM 13' 4" x 11' 2" into recess (4.06m x 3.4m)

KITCHEN 16' 0" x 8' 7" (4.88m x 2.62m)

BATHROOM 8' 8" x 5' 7" (2.64m x 1.7m)

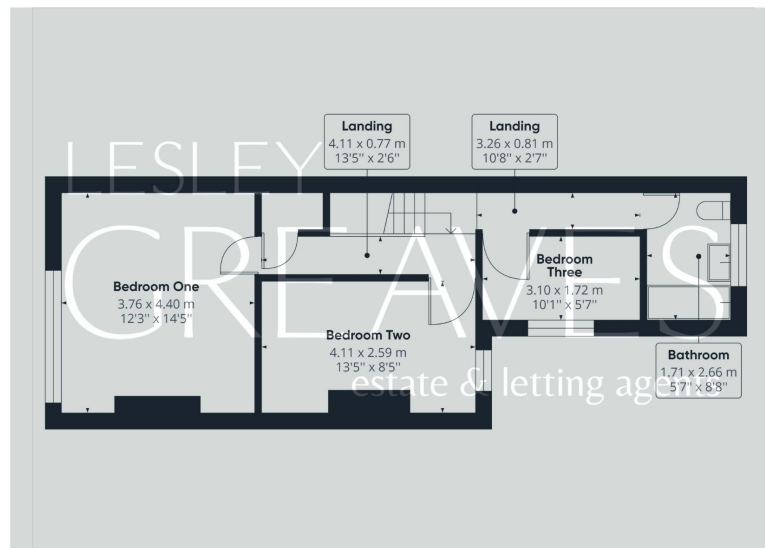
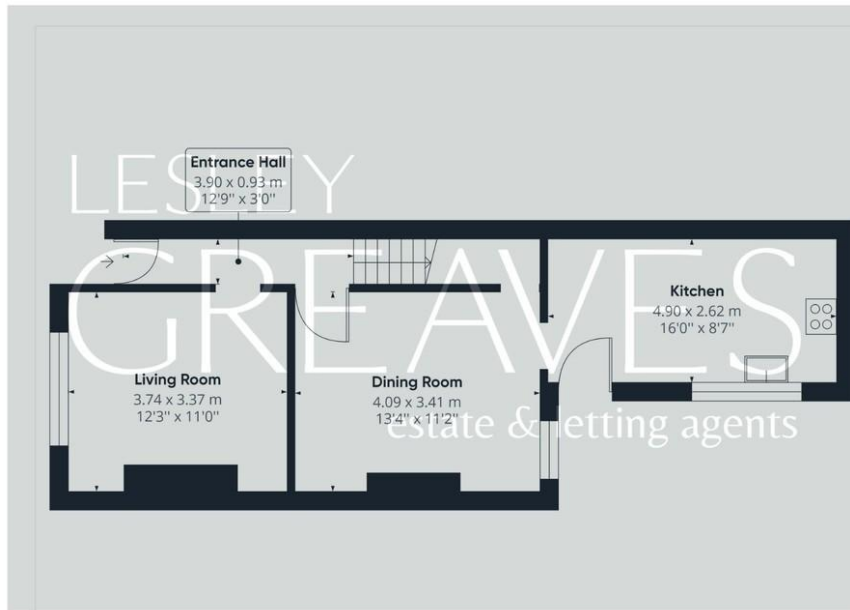
BEDROOM ONE 14' 5" x 12' 3" into recess (4.39m x 3.73m)

BEDROOM TWO 13' 5" x 8' 5" into recess (4.09m x 2.57m)

BEDROOM THREE 10' 1" x 5' 7" (3.07m x 1.7m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: A

LOCAL AUTHORITY: Gedling Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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