



Guide Price £145,000-£150,000

Manvers Street, Netherfield, Nottingham NG4 2HL

EPC Rating D



A well presented end of terrace house, offered for sale with no upward chain. On the ground floor is the lounge with electric fire suite, dining room with feature brick chimney breast and access to the stairs with an under stair storage cupboard, kitchen with a range of fitted wall and base units and tiled floor, a utility lean to with terracotta tiled floor leading directly out to the low maintenance, paved and slate chippings, rear garden. Off the first floor landing is the master bedroom with built-in wardrobe, bedroom two and family bathroom with tiled floor and white suite comprising a bath with overhead shower, pedestal basin, WC and built-in storage cupboard housing the combination boiler. Viewing is recommended to appreciate the standard of presentation and accommodation on offer. 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.

- Freehold

LOUNGE 11' 8" x 11' 5" into recess (3.56m x 3.48m)

DINING ROOM 11' 9" x 11' 3" into recess (3.58m x 3.43m)

KITCHEN 9' 7" x 7' 1" (2.92m x 2.16m)

UTILITY LEAN TO 9' 7" x 4' 4" (2.92m x 1.32m)

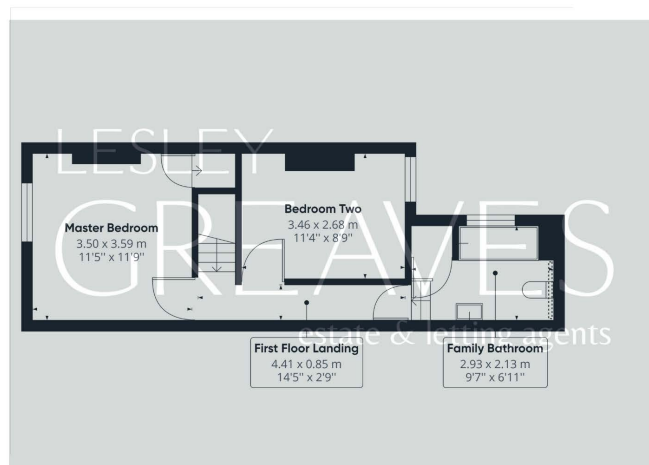
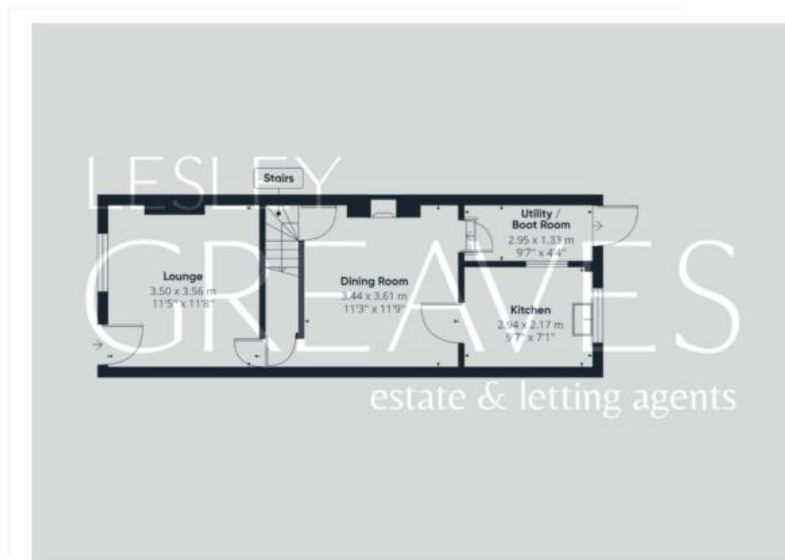
BEDROOM ONE 11' 9" x 11' 5" into recess (3.58m x 3.48m)

BEDROOM TWO 11' 4" x 8' 9" into recess (3.45m x 2.67m)

BATHROOM 9' 7" x 6' 11" overall (2.92m x 2.11m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 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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