



Guide Price £160,000-£170,000

Meadow Road, Netherfield, Nottingham NG4 2FF

EPC Rating E



Period end of terrace property offered for sale with no upward chain. The well presented accommodation spans three floors and briefly comprises a living room and re-fitted modern kitchen diner with a built in cooker and spaces for appliances. To the first floor is a white bathroom with an electric shower over the bath, two bedrooms and stairs to the second floor loft room. There is a low maintenance gravelled garden to the front and an enclosed paved garden to the rear with gated access. 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

LIVING ROOM 12' 4" x 11' 10" into recess (3.76m x 3.61m)

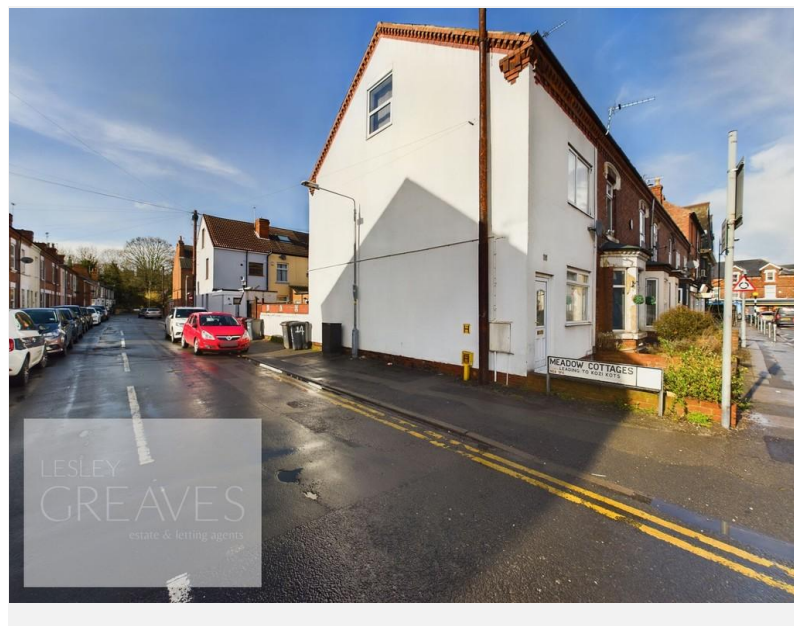
KITCHEN/DINER 14' 5" x 10' 7" to the maximum (4.39m x 3.23m)

BEDROOM ONE 12' 9" into recess x 12' 0" (3.89m x 3.66m)

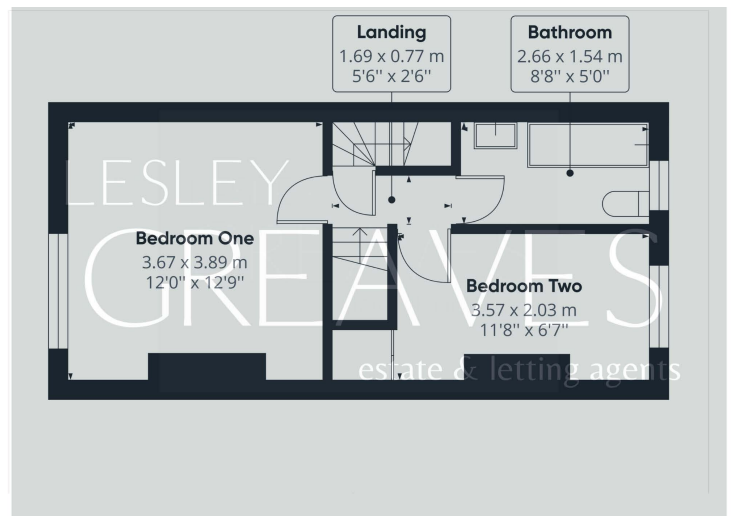
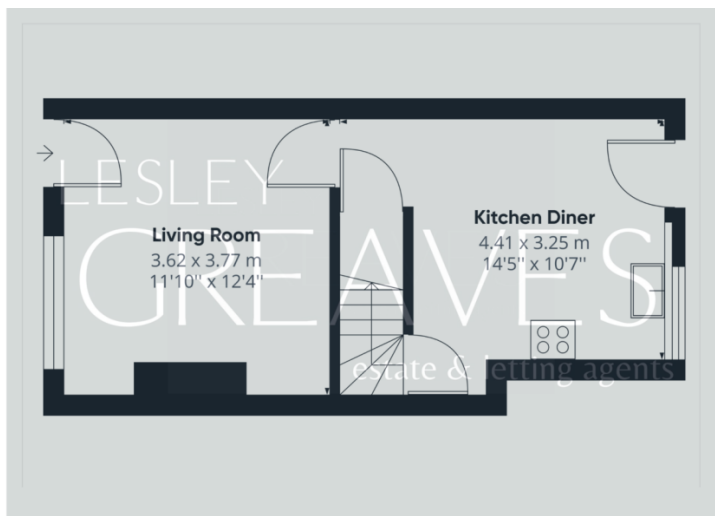
BEDROOM TWO 11' 8" x 6' 7" into recess (3.56m x 2.01m)

BATHROOM 8' 8" x 5' 0" (2.64m x 1.52m)

LOFT ROOM 13' 9" x 11' 11" maximum measurements (4.19m x 3.63m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 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 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.

