



£200,000

Bourne Street, Netherfield, Nottingham NG4 2FJ

EPC Rating D



Well presented period house offering a wealth of traditional features. In brief, the entrance hall with stairs to the first floor and stripped wood flooring, has a door to the open plan bay fronted living room and dining room with ceiling roses, stripped wood flooring, coving, designer radiators, under stair storage cupboard and open fireplace. A door leads to the kitchen which has a range of contemporary units, fitted oven, five ring gas hob, double ceramic sink, wooden work surfaces, designer radiator, door to the garden and an opening to; a utility room with fitted units, shelving, integrated dishwasher, freestanding washing machine and fridge freezer. Off the galleried first floor landing is access to the loft, via a pull down ladder and three bedrooms, with feature cast iron fireplaces to all three. The bathroom, complete with roll top bath, is en-suite to bedroom three which could also be utilised as a dressing room or study. To the rear is a delightful garden with gated access, a decked patio and an artificially lawned area. 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

ENTRANCE HALL 12' 9" x 2' 10" (3.89m x 0.86m)

LIVING ROOM 12' 6" into bay x 11' 9" into recess (3.81m x 3.58m)

DINING ROOM 13' 3" x 10' 2" into recess (4.04m x 3.1m)

KITCHEN 9' 9" x 8' 6" (2.97m x 2.59m)

UTILITY ROOM 8' 7" x 5' 6" (2.62m x 1.68m)

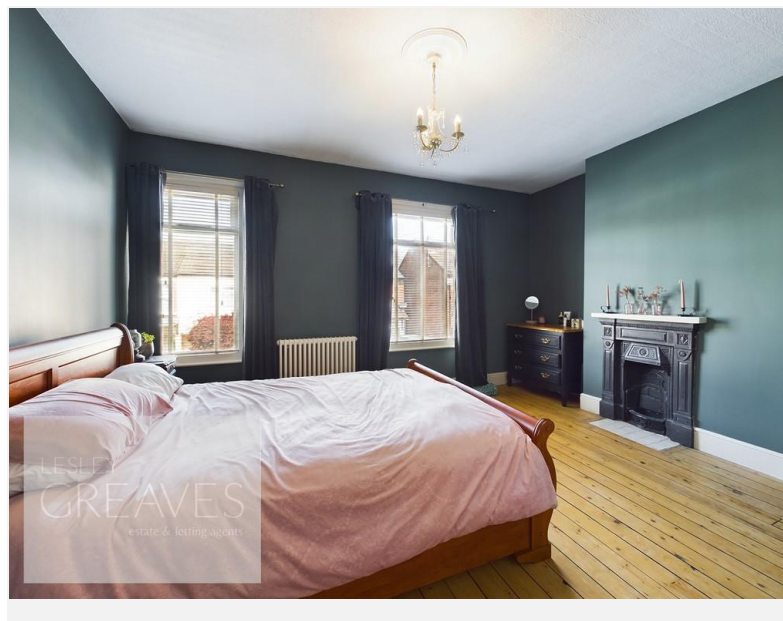
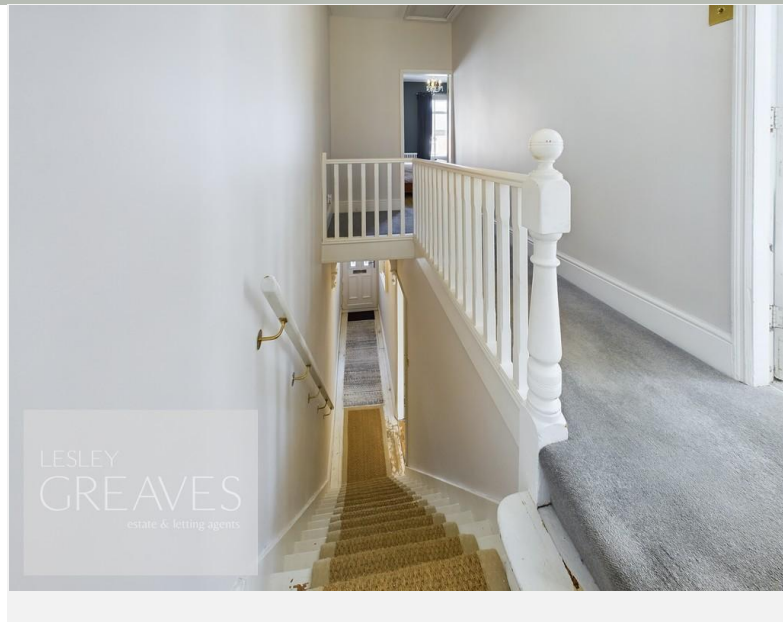
BEDROOM ONE 15' 0" into recess x 12' 6" (4.57m x 3.81m)

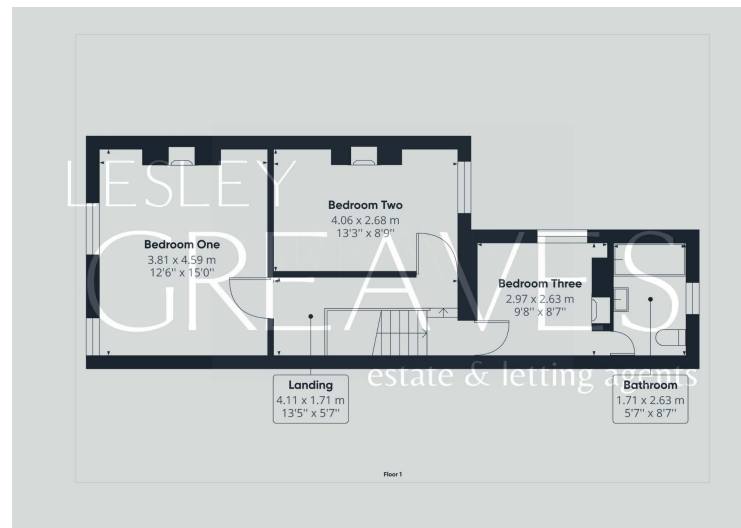
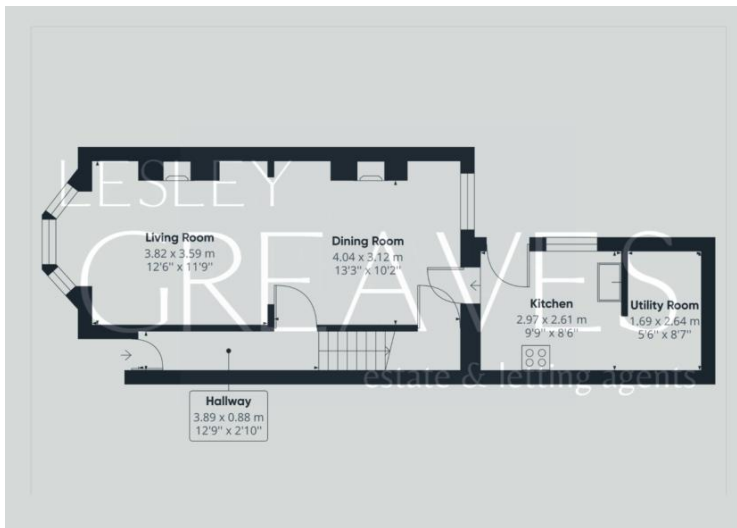
BEDROOM TWO 13' 3" x 8' 9" into recess (4.04m x 2.67m)

BEDROOM THREE 9' 8" x 8' 7" (2.95m x 2.62m)

BATHROOM 8' 7" x 5' 7" (2.62m x 1.7m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 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 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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