



# £190,000

OFFERS IN REGION OF

KAPPLER CLOSE  
NETHERFIELD

- NO CHAIN
- DOWNSTAIRS WC
- BATHROOM
- GARDEN
- CLOSE TO AMENITIES
- OFF ROAD PARKING
- EPC C



## Chain Free Two Bedroom Property

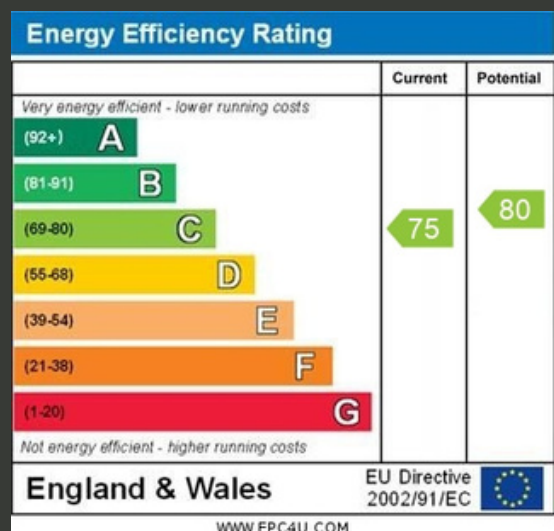
PERFECTLY SUITED FOR INVESTORS OR FIRST TIME BUYERS LOOKING TO STEP ONTO THE PROPERTY LADDER, THIS DELIGHTFUL HOME IS JUST A SHORT WALK FROM NETHERFIELD'S EXCELLENT AMENITIES, FREQUENT BUS ROUTES AND TRAIN SERVICES. OFFERED WITH NO UPWARD CHAIN, THE MOVE-IN PROCESS IS MADE SMOOTH AND HASSLE-FREE.

INSIDE, THE WELCOMING ENTRANCE HALL PROVIDES ACCESS TO A CONVENIENT GROUND FLOOR W/C. THE SPACIOUS LOUNGE OFFERS A COMFORTABLE AREA TO RELAX, FEATURING SLIDING PATIO DOORS THAT OPEN ONTO A PRIVATE REAR GARDEN. THE FITTED KITCHEN INCLUDES AN INTEGRATED OVEN, HOB AND EXTRACTOR, WITH SPACE FOR A FREESTANDING WASHING MACHINE AND FRIDGE/FREEZER.

UPSTAIRS, THERE ARE TWO GENEROUSLY SIZED BEDROOMS, BOTH BENEFITING FROM BUILT-IN WARDROBES, ALONG WITH A MODERN BATHROOM FITTED WITH A THREE-PIECE SUITE.

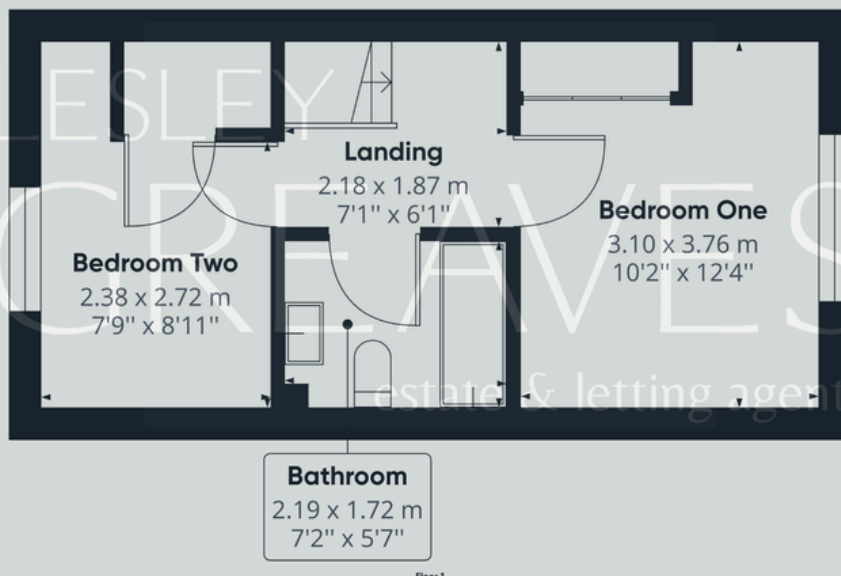
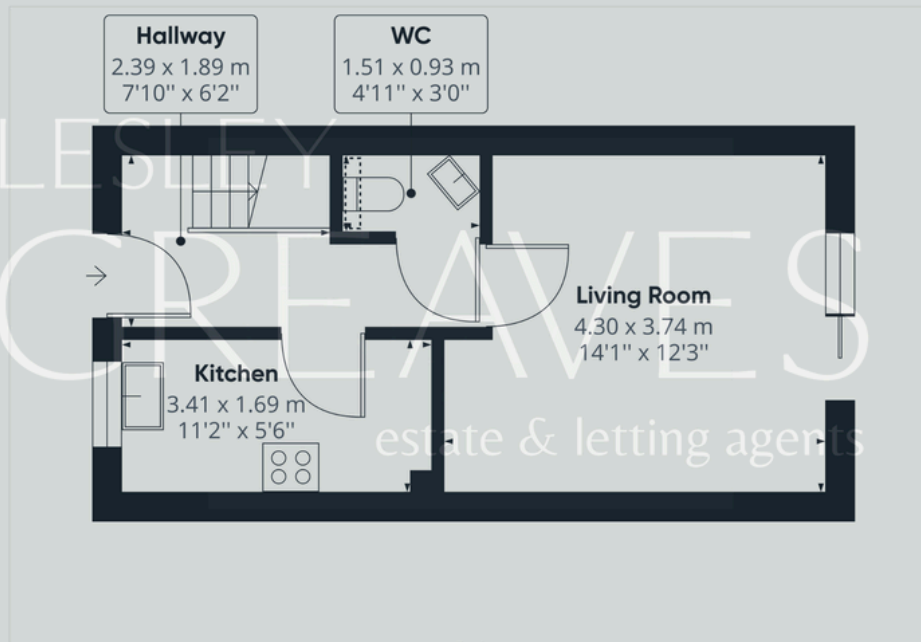
OUTSIDE, THE REAR GARDEN FEATURES A PAVED PATIO LEADING ONTO A LAWN, WITH A PRACTICAL SHED POSITIONED AT THE REAR. THE PROPERTY ALSO BENEFITS FROM OFF-STREET PARKING.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 59 SQ METERS









Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

## Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 987 7337

[sales@lesleygreaves.co.uk](mailto:sales@lesleygreaves.co.uk)