



£140,000

Wallet Street, Netherfield, Nottingham NG4 2LT

EPC Rating D



Traditional terrace house offered for sale with no upward chain. In brief, the gas central heated, uPVC double glazed ready to move in to accommodation comprises; a living room with laminate flooring, dining room which has a uPVC double door to the rear garden, door to an enclosed staircase leading to the first floor, under stair storage cupboard, laminate flooring and a doorway to the kitchen. The kitchen is fitted with white units with spaces for a washing machine and cooker. A modern shower room with a mains fed shower is accessed from here. There are two double bedrooms to the first floor.

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 10' 2" into recess x 9' 7" (3.1m x 2.92m)

DINING ROOM 10' 2" into recess x 12' 9" into recess (3.1m x 3.89m)

KITCHEN 8' 8" x 4' 10" (2.64m x 1.47m)

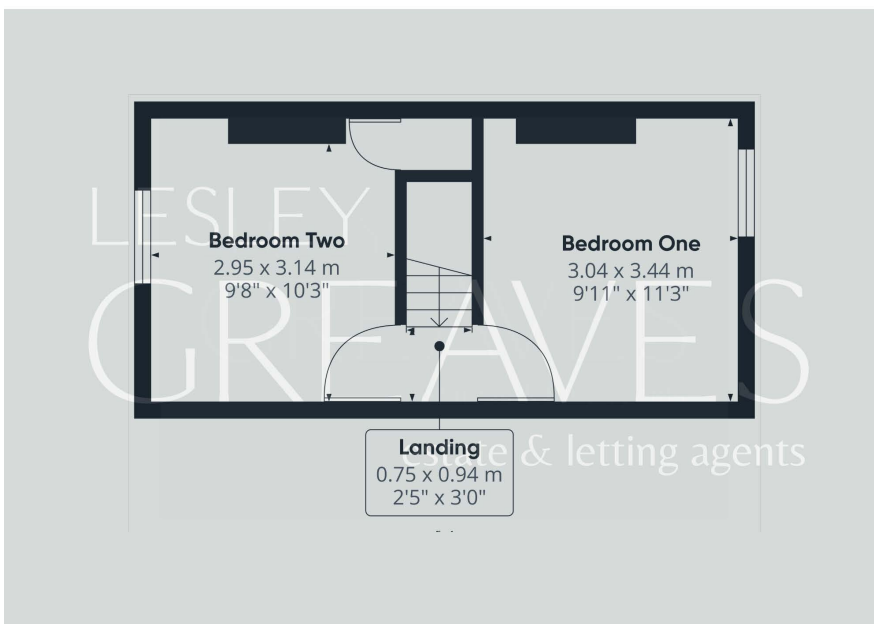
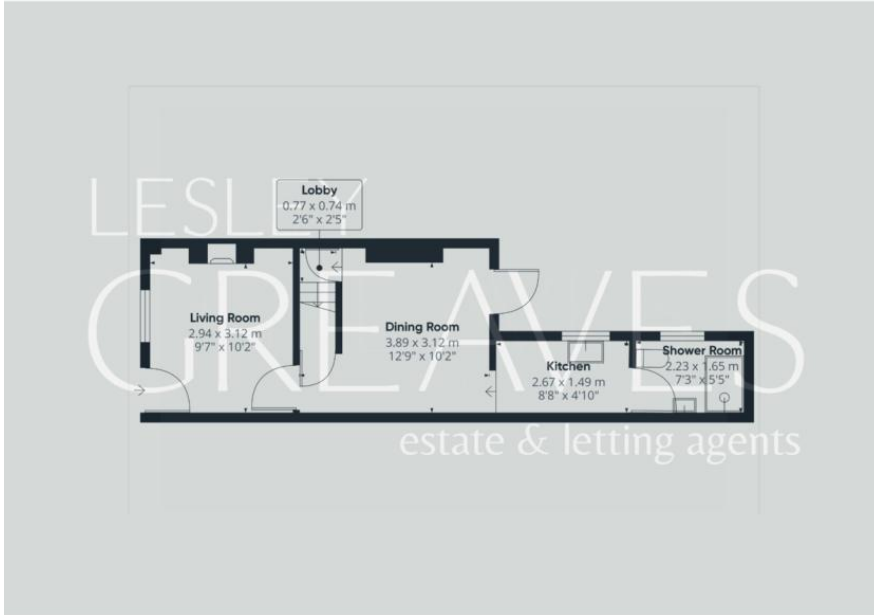
SHOWER ROOM 7' 3" x 5' 5" (2.21m x 1.65m)

BEDROOM ONE 11' 3" into recess x 9' 11" (3.43m x 3.02m)

BEDROOM TWO 10' 3" into recess x 9' 8" (3.12m x 2.95m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 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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