

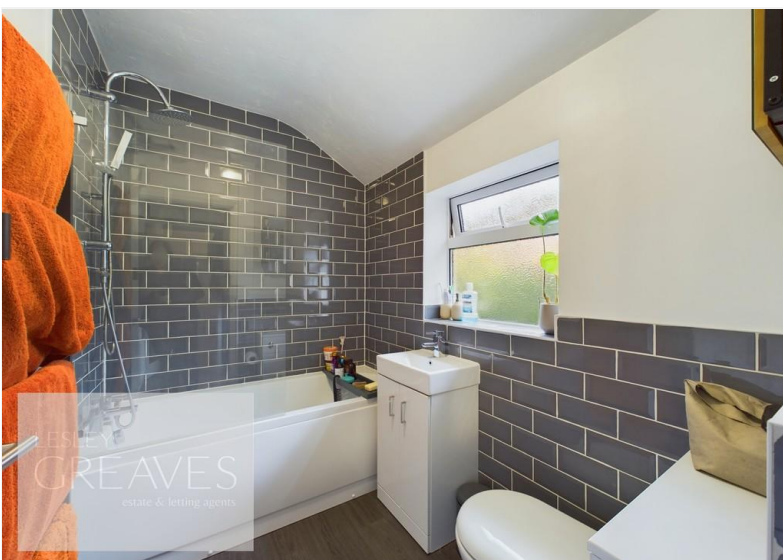




£150,000

Wallet Street, Netherfield, Nottingham NG4 2LT

EPC Rating D



Well presented period terraced house. In brief, the property comprises a living room with built in cabinetry and shelving, open plan kitchen diner with fitted oven, hob and extractor, rear lobby with a door to the garden and a re-fitted bathroom, with shower over the bath, to the ground floor. To the first floor are two double bedrooms, with fitted wardrobes and built in cupboard to the front bedroom.

There is a delightful enclosed yard style garden with decked area and and gated access to the rear.

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
- Council Tax Band A

LIVING ROOM 11' 10" x 9' 7" into recess (3.61m x 2.92m)

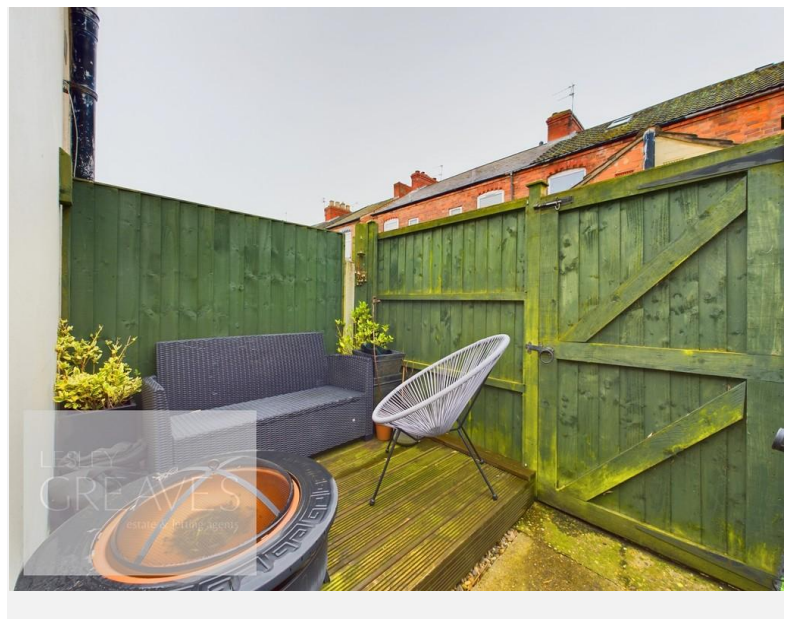
KITCHEN/DINER 13' 10" x 11' 3" into recess (4.22m x 3.43m)

LOBBY 5' 0" x 4' 6" (1.52m x 1.37m)

BATHROOM 7' 6" x 5' 1" (2.29m x 1.55m)

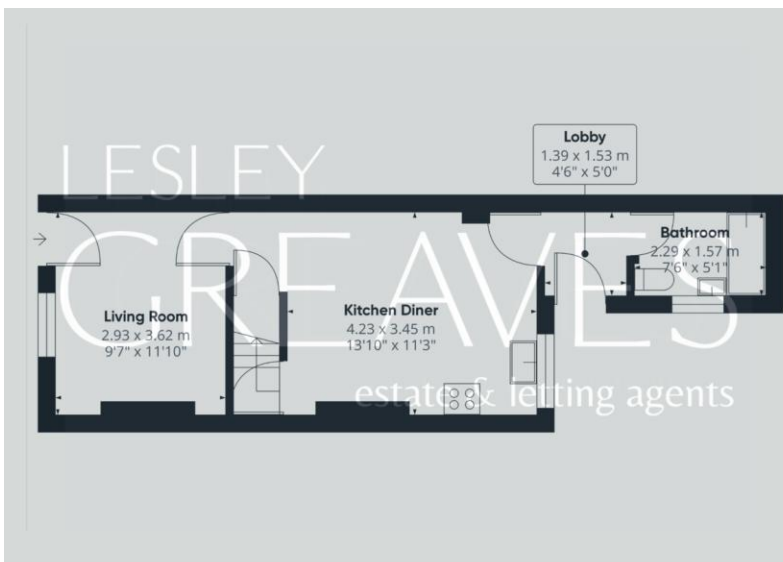
BEDROOM ONE 11' 11" x 10' 0" into recess (3.63m x 3.05m)

BEDROOM TWO 11' 11" x 9' 7" into recess and to the back of wardrobes (3.63m x 2.92m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	67   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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