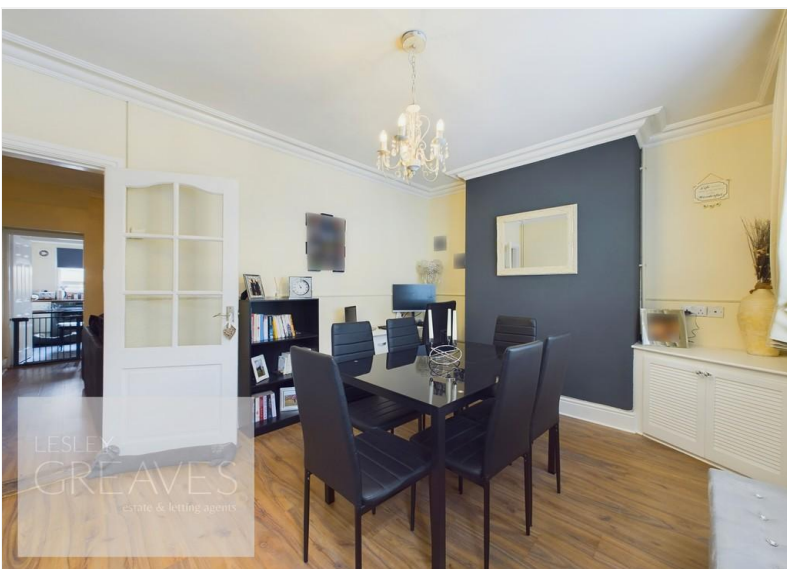




£155,000

Dunstan Street, Netherfield, Nottingham NG4 2NW

EPC Rating C



A lovely example of a traditional terrace house, close to a wide range of amenities as well as public transport links including a railway station. Netherfield also has local shops, a 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.

In brief, there are two reception rooms and a shaker style kitchen diner to the ground floor. The kitchen is fitted with an oven, ceramic hob and stainless steel extractor hood. There are spaces for a fridge freezer and for a washing machine and a door leading to the garden.

To the first floor are two double bedrooms and the bathroom. The landing has a built in storage cupboard which housing the combination boiler.

There is an enclosed low maintenance yard to the rear enclosed with fencing and with an outside tap and gated access.

- Freehold
- Council tax band A

DINING ROOM 13' 4" x 10' 4" into recess (4.06m x 3.15m)

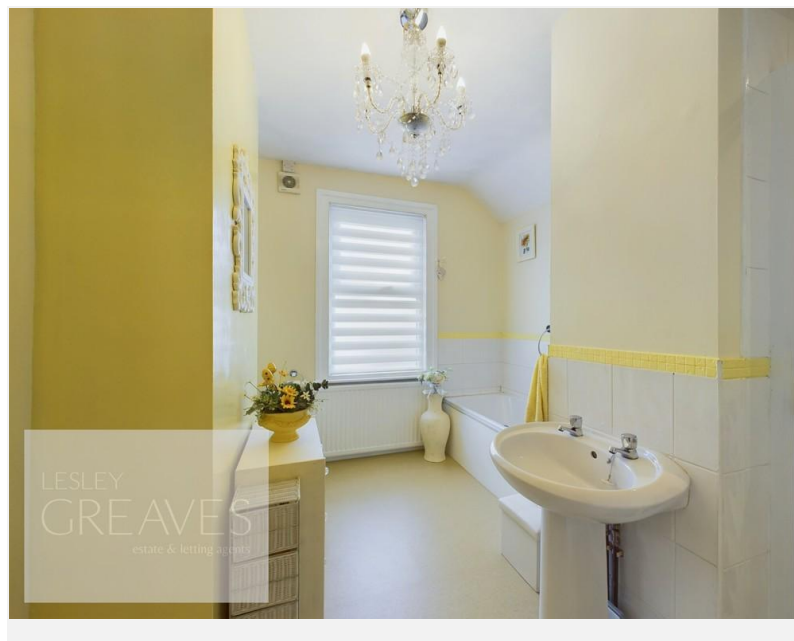
LIVING ROOM 13' 2" x 10' 5" into recess (4.01m x 3.18m)

KITCHEN/DINER 12' 8" x 8' 5" (3.86m x 2.57m)

BEDROOM ONE 13' 5" x 10' 4" into recess (4.09m x 3.15m)

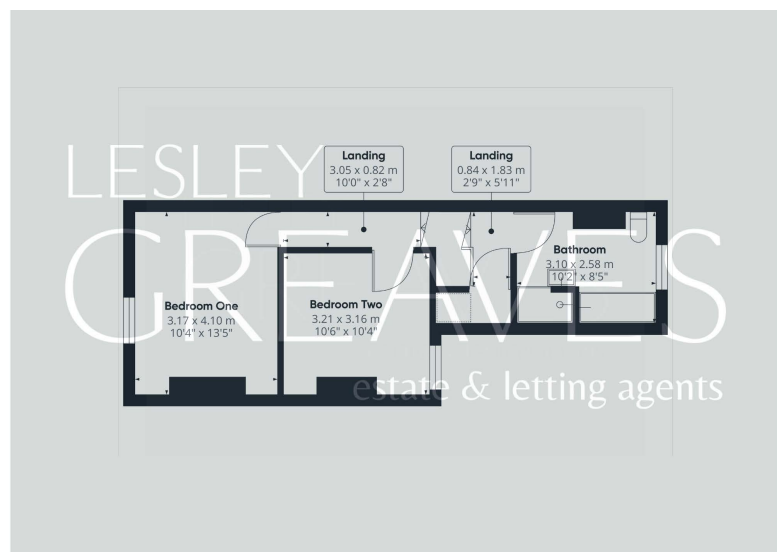
BEDROOM TWO 10' 6" x 10' 4" into recess (3.2m x 3.15m)

BATHROOM 10' 2" x 8' 5" (3.1m x 2.57m)



# LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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0115 987 7337

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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