

# £150,000

Guide Price

WALLET STREET  
NETHERFIELD

- TWO BEDROOMS
- OPEN PLAN LIVING
- UTILITY AREA
- DOWNSTAIRS SHOWER ROOM
- COURTYARD GARDEN
- CLOSE TO TOWN CENTRE
- EPC C



## Mid-Terraced Home in a Popular Netherfield Location

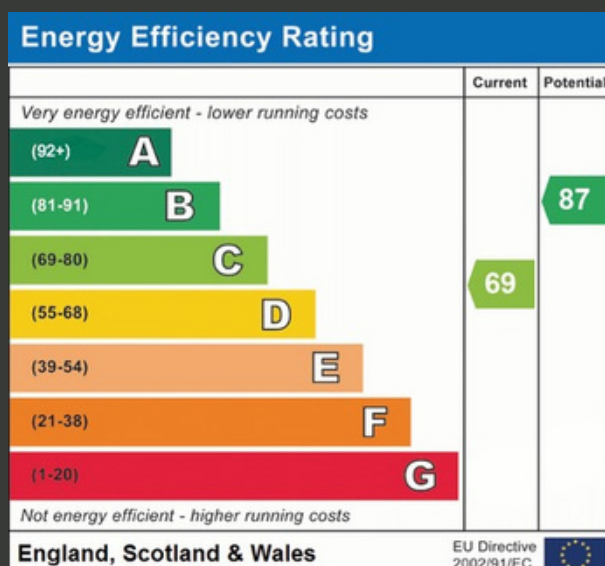
THIS WELL-PRESENTED PERIOD TERRACED HOUSE EFFORTLESSLY COMBINES CHARM AND MODERN CONVENIENCE. STEPPING THROUGH THE FRONT DOOR, YOU ARE GREETED BY A STYLISH LIVING ROOM THAT SEAMLESSLY FLOWS INTO THE KITCHEN.

THE SPACIOUS KITCHEN/DINER BOASTS A BRIGHT, OPEN LAYOUT, PERFECT FOR CASUAL DINING OR SOCIAL GATHERINGS. IT OFFERS AMPLE STORAGE AND SPACE FOR FREESTANDING APPLIANCES, MAKING IT BOTH HIGHLY FUNCTIONAL AND AN INVITING CENTRAL HUB FOR COOKING AND ENTERTAINING. BEYOND THE KITCHEN, A UTILITY ROOM COMPLETE WITH PLUMBING FOR A WASHING MACHINE LEADS TO A CONTEMPORARY SHOWER ROOM AND DOOR TO REAR COURTYARD.

UPSTAIRS, TWO GENEROUSLY SIZED DOUBLE BEDROOMS PROVIDE COMFORTABLE LIVING SPACES. THE SECOND BEDROOM INCLUDES CONVENIENT HANGING STORAGE, MAKING IT IDEAL FOR FAMILIES OR INDIVIDUALS SEEKING PRACTICAL YET SPACIOUS ACCOMMODATION.

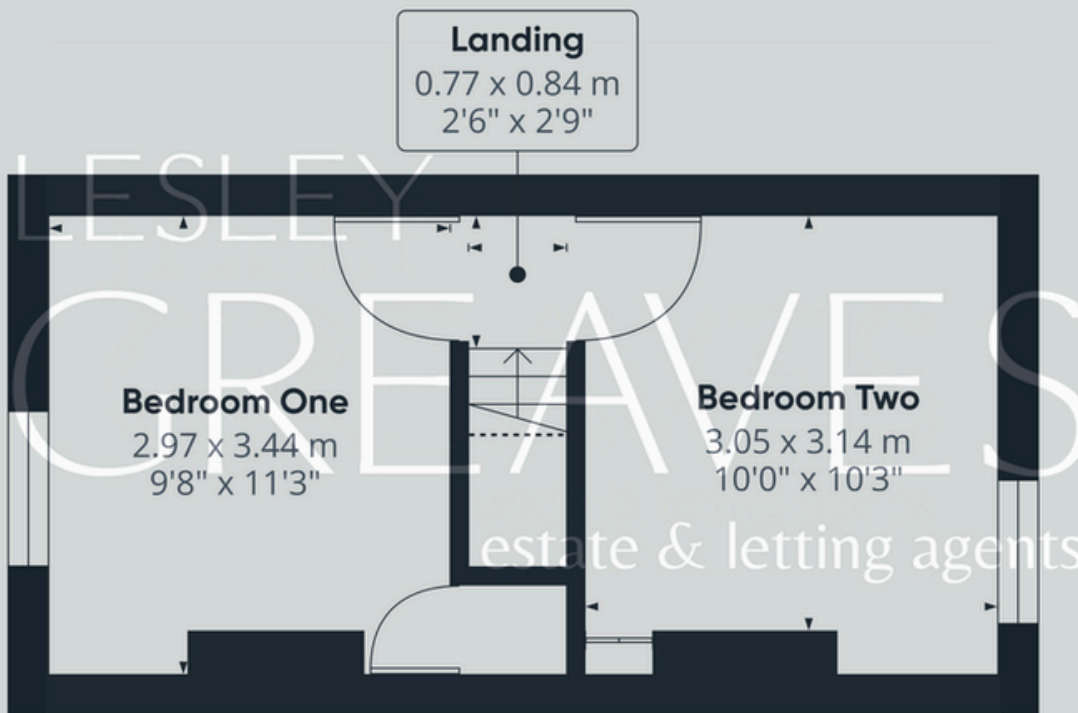
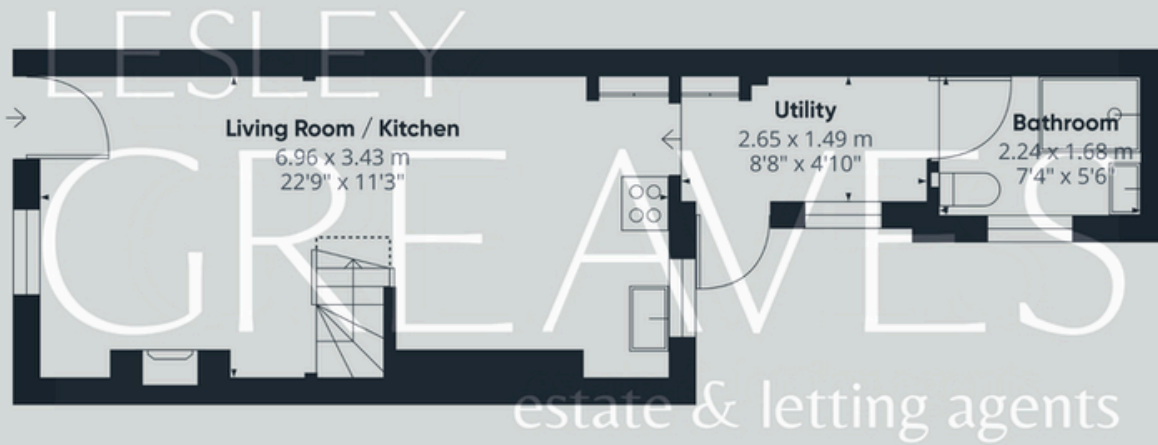
OUTSIDE, THE ENCLOSED COURTYARD GARDEN OFFERS A PEACEFUL RETREAT, COMPLETE WITH GATED REAR ACCESS FOR ADDED CONVENIENCE. SITUATED IN THE SOUGHT-AFTER RESIDENTIAL AREA OF NETHERFIELD, THIS HOME BENEFITS FROM EXCELLENT LOCAL AMENITIES, INCLUDING THE NEARBY VICTORIA RETAIL PARK FOR LARGER SHOPPING NEEDS. PUBLIC TRANSPORT LINKS ARE EASILY ACCESSIBLE, WITH A NEARBY RAILWAY STATION AND REGULAR BUS SERVICES, MAKING COMMUTING A BREEZE.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 57 SQ METERS









## Lesley Greaves Estate & Lettings Agents

20 Main Road ,Gedling, Nottingham, NG4 3HG

0115 987 7337

sales@lesleygreaves.co.uk