

Robert Ellis

look no further...



**Kenrick Street
Netherfield, Nottingham NG4 2LE**

A WELL PRESENTED HOME FOR SALE IN
NETHERFIELD!

Offers In The Region Of £160,000 Freehold

0115 648 5485



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Robert Ellis Estate Agents are delighted to offer for sale this well-presented two-bedroom mid-terrace home, situated on Kenrick Street in the popular area of Netherfield. Offering spacious accommodation, two reception areas and a generous rear garden, the property would make a fantastic choice for first-time buyers, couples or investors.

Entering the property, you are welcomed into the front lounge, providing a comfortable space to relax with a window overlooking the front. From here, the accommodation flows through into the second reception room, offering plenty of space for dining and everyday living, with a feature fireplace and direct access towards the rear. The fitted kitchen offers a range of wall and base units, work surfaces, an oven with gas hob and space for appliances.

To the first floor are two well-proportioned bedrooms, including a particularly generous main bedroom, alongside a spacious shower room featuring a walk-in shower enclosure.

Outside, the property benefits from an enclosed rear garden, laid mainly to lawn with mature plants and shrubs creating an attractive outdoor space. There is also a shed, external storage/utility area and an additional outside WC, providing plenty of useful practicality.

Situated in Netherfield, the property is conveniently placed for local shops, amenities and transport connections, making this a great opportunity for buyers looking for a spacious and practical home.



Lounge

12'5" x 10'5" approx (3.8 x 3.2 approx)

Composite entrance door to the front elevation, UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring, door leading through to the second reception room.

Reception Room Two

12'5" x 11'9" approx (3.8 x 3.6 approx)

UPVC double glazed door to the rear elevation, fireplace, wall mounted vertical radiator, laminate flooring, staircase leading to the first floor landing, opening through to the kitchen.

Kitchen

6'10" x 9'6" approx (2.1 x 2.9 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, oven with four ring gas hob over and extractor hood above, space and point for fridge, UPVC double glazed window to the side elevation.

First Floor Landing

Access to the loft, doors leading off to:

Bedroom One

12'5" x 13'5" approx (3.8 x 4.1 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring.

Bedroom Two

9'2" x 11'9" approx (2.8 x 3.6 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, laminate flooring.

Shower Room

9'6" x 6'10" approx (2.9 x 2.1 approx)

UPVC double glazed window to the side elevation, walk-in shower enclosure with mains fed shower over, wash hand basin with mixer tap, WC, heated towel rail, tiled flooring, tiled splashbacks.

Rear of Property

To the rear of the property there is an enclosed rear

garden with access to external storage and WC, garden laid to lawn with a range of mature plants and shrubbery to the borders, shed, fencing to the boundaries.

Store

3'11" x 6'10" approx (1.2 x 2.1 approx)

Space and plumbing for a washing machine with power, providing useful additional storage/utility space.

WC

2'11" x 6'10" approx (0.9 x 2.1 approx)

Light and power, WC, handwash basin with mixer tap.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 15mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

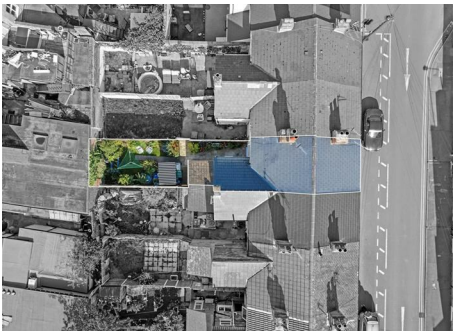
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		67	90
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.