

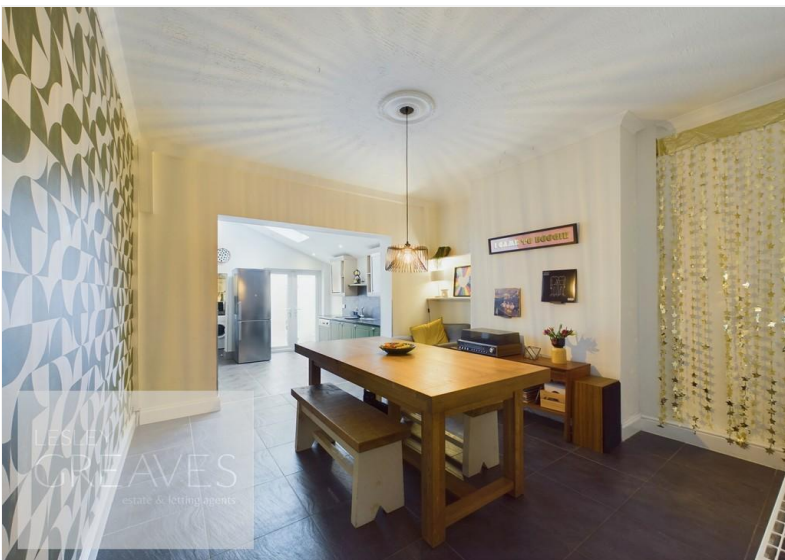




Offers Over £160,000

Asper Street, Netherfield, Nottingham NG4 2NS

EPC Rating D





Well presented period house offering well proportioned accommodation. In brief, the gas central heated and double glazed property comprises a living room, open plan kitchen dining room with French doors onto the rear garden, vaulted ceiling with Velux windows and a utility room area with spaces for a washing machine and tumble dryer. The kitchen has a fitted oven, hob, extractor and integrated dishwasher. There is space for a freestanding fridge freezer.

To the first floor is a double bedroom and dressing room with a fitted wardrobe and an opening into a modern re-fitted bathroom, with a mains fed shower over the bath.

The master bedroom complete with Velux window and study area, completes the second floor accommodation.

There is a low maintenance yard style garden with an outside tap and gated access.

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' 11" x 11' 10" into recess (3.63m x 3.61m)

DINING ROOM 11' 10" x 11' 10" into recess (3.61m x 3.61m)

KITCHEN 11' 2" x 11' 2" (3.4m x 3.4m)

UTILITY ROOM 5' 11" x 5' 0" (1.8m x 1.52m)

BEDROOM TWO 11' 11" x 11' 10" into recess (3.63m x 3.61m)

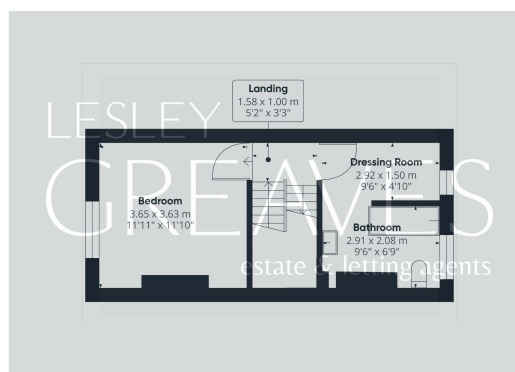
DRESSING ROOM 9' 6" x 4' 10" (2.9m x 1.47m)

BATHROOM 9' 6" x 6' 9" (2.9m x 2.06m)

BEDROOM ONE 18' 9" x 11' 9" maximum overall measurement, reduced head height (5.72m x 3.58m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





COUNCIL TAX BAND: A

LOCAL AUTHORITY: Gedling Borough Council

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Gedling  
Nottingham  
NG4 3HP

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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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