



# £120,000-£130,000

GUIDE PRICE

LILY AVENUE  
NETHERFIELD

- NO CHAIN
- TWO BEDROOMS
- LOFT ROOM
- TWO RECEPTION ROOMS
- GENEROUS REAR GARDEN
- CLOSE TO AMENITIES
- EPC D



# Two-Bedroom Home in Need of Modernisation

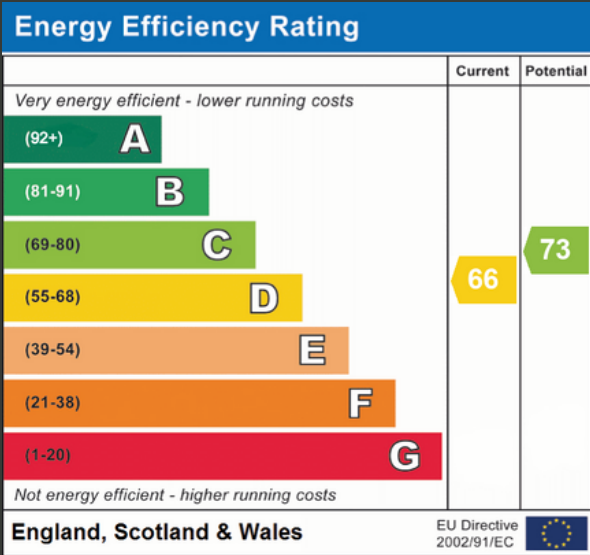
SITUATED JUST A SHORT WALK FROM NETHERFIELD’S AMENITIES AND TRANSPORT LINKS, THIS TWO-BEDROOM MID-TERRACE PROPERTY OFFERS AN EXCEPTIONAL OPPORTUNITY FOR A RANGE OF BUYERS, WITH THE ADDED ADVANTAGE OF NO UPWARD CHAIN. IN NEED OF MODERNISATION, THE PROPERTY HOLDS EXCELLENT RENOVATION POTENTIAL AND WOULD PARTICULARLY APPEAL TO INVESTORS OR BUYERS LOOKING TO ADD VALUE.

THE PROPERTY FEATURES TWO RECEPTION ROOMS, INCLUDING A LOUNGE AND A SEPARATE DINING ROOM. JUST OFF THE DINING ROOM IS A GALLEY-STYLE KITCHEN.

MOVING TO THE FIRST FLOOR, THE LANDING SPLITS BOTH WAYS, PROVIDING ACCESS TO TWO DOUBLE BEDROOMS AND A BATHROOM. THE MAIN BEDROOM BENEFITS FROM PRIVATE ACCESS TO A CONVERTED LOFT ROOM, IDEAL FOR USE AS A HOME OFFICE, DRESSING ROOM, OR ADDITIONAL STORAGE. BEDROOM TWO ALSO FEATURES AN ADDITIONAL ADJOINING ROOM, OFFERING FLEXIBLE SPACE FOR A STUDY OR NURSERY.

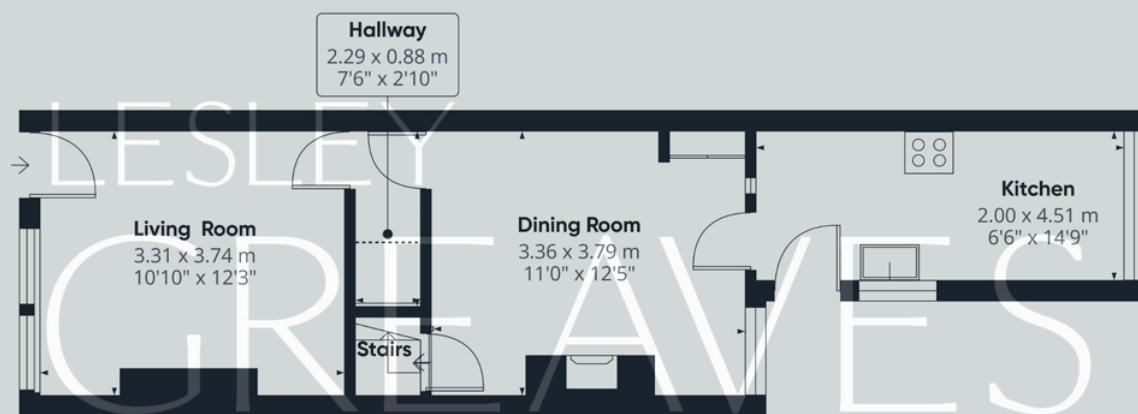
THE PROPERTY ENJOYS A PRIME LOCATION WITHIN EASY REACH OF LOCAL AMENITIES, SCHOOLS, AND EXCELLENT TRANSPORT LINKS MAKING IT A SMART CHOICE FOR BOTH OWNER-OCCUPIERS AND LANDLORDS ALIKE.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 73 SQ METERS

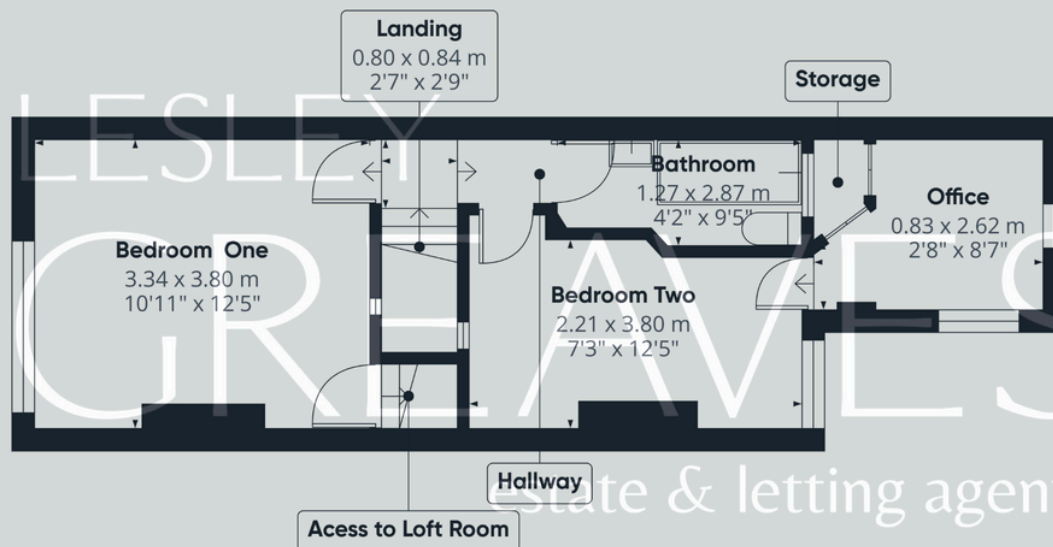








estate & letting agents



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