



# £170,000

GUIDE PRICE

CHANDOS AVENUE  
NETHERFIELD

- THREE BEDROOMS
- THREE STOREY
- MODERN KITCHEN
- LOW-MAINTENANCE REAR GARDEN
- SEPERATE LOUNGE AND DINING ROOM
- EPC D



## A Hidden Gem of a Property!

THIS CHARMING MID-TERRACE HOUSE, FEATURING 3 BEDROOMS AND A GROUND FLOOR BATHROOM/WC, IS COMPLEMENTED BY A COZY LOUNGE WITH A FEATURE FIREPLACE, A SEPARATE DINING ROOM, AND A MODERN KITCHEN EQUIPPED WITH A RANGE OF APPLIANCES. THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING AND LOW-MAINTENANCE REAR GARDENS, MAKING IT A PERFECT FAMILY HOME.

NESTLED IN A CUL-DE-SAC IN THE SOUGHT-AFTER RESIDENTIAL AREA OF NETHERFIELD, THIS BEAUTIFULLY PRESENTED THREE-STOREY HOME OFFERS A FANTASTIC OPPORTUNITY FOR POTENTIAL BUYERS. THE PROPERTY EXUDES WARMTH AND CHARACTER, HAVING BEEN WELL-LOVED AND METICULOUSLY MAINTAINED.

UPON ENTRY, YOU'RE WELCOMED THROUGH A UPVC OPAQUE DOUBLE-GLAZED PANELLED DOOR, LEADING INTO THE DINING ROOM. FROM THERE, YOU'LL ACCESS THE LOUNGE. DOORS OFF THE DINING ROOM LEAD TO THE STAIRCASE, WHICH ASCENDS TO THE FIRST-FLOOR LANDING AND THE KITCHEN, FITTED WITH A STYLISH RANGE OF CREAM BASE UNITS.

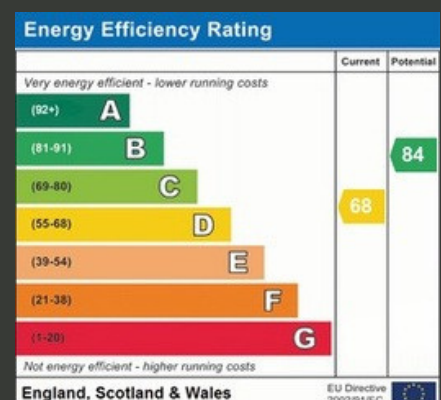
THE GROUND-FLOOR BATHROOM/WC IS FITTED WITH A WHITE SUITE, INCLUDING A WASHBASIN SET IN A VANITY UNIT, A TRADITIONAL RAISED CISTERN WC, AND A ROLLED-EDGE BATH WITH A CENTRE MIXER TAP AND SHOWER ATTACHMENT. THE OPAQUE WINDOW ALLOWS FOR PLENTY OF NATURAL LIGHT.

ON THE FIRST FLOOR, YOU'LL FIND TWO GENEROUSLY SIZED DOUBLE BEDROOMS, BOTH OF WHICH RETAIN THEIR ORIGINAL FIREPLACES AND OFFER STORAGE WITHIN THE OVER-STAIRS RECESS. STAIRS FROM THE FIRST-FLOOR LANDING LEAD TO THE SECOND-FLOOR ACCOMMODATION, WHERE YOU'LL FIND THE THIRD BEDROOM. THIS ROOM FEATURES TIMBER VELUX WINDOWS THAT BRING IN AMPLE NATURAL LIGHT AND OFFERS ADDITIONAL STORAGE SPACE WITHIN THE EAVES.

EXTERNALLY, THE LOW-MAINTENANCE REAR GARDEN IS ENCLOSED WITH A COMBINATION OF BRICK WALLS AND TIMBER FENCING. IT'S PRIMARILY LAID WITH SLATE CHIPPINGS AND PLANTED BORDERS, PROVIDING A PEACEFUL, EASY-TO-CARE-FOR OUTDOOR SPACE.

GIVEN THE QUALITY AND FINISH OF THE ACCOMMODATION, WE HIGHLY RECOMMEND AN INTERNAL INSPECTION AT YOUR EARLIEST CONVENIENCE TO AVOID DISAPPOINTMENT. THIS IS A WONDERFUL OPPORTUNITY TO OWN A WELL-LOVED HOME IN A FANTASTIC LOCATION!

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 86 SQ METERS

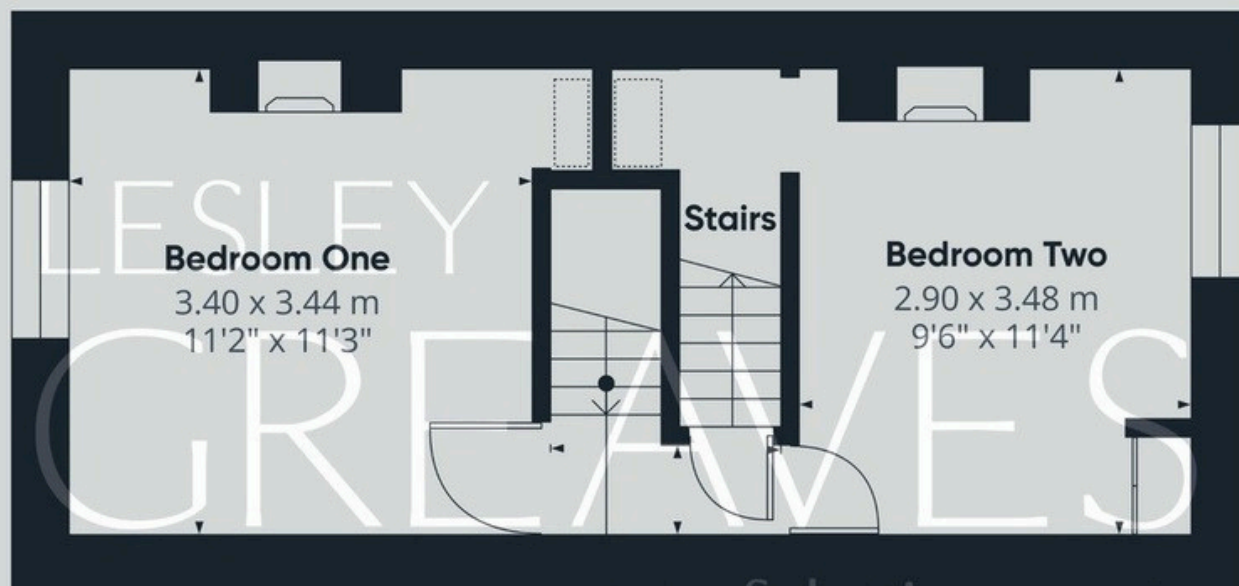








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LESLEY

**Bedroom  
Three**

5.00 x 2.99 m

16'4" x 9'9"

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Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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