



DavidJames
the estate agent

Meadow Cottages, Netherfield, Nottingham, NG4 2FE

Guide Price £160,000

About This Property

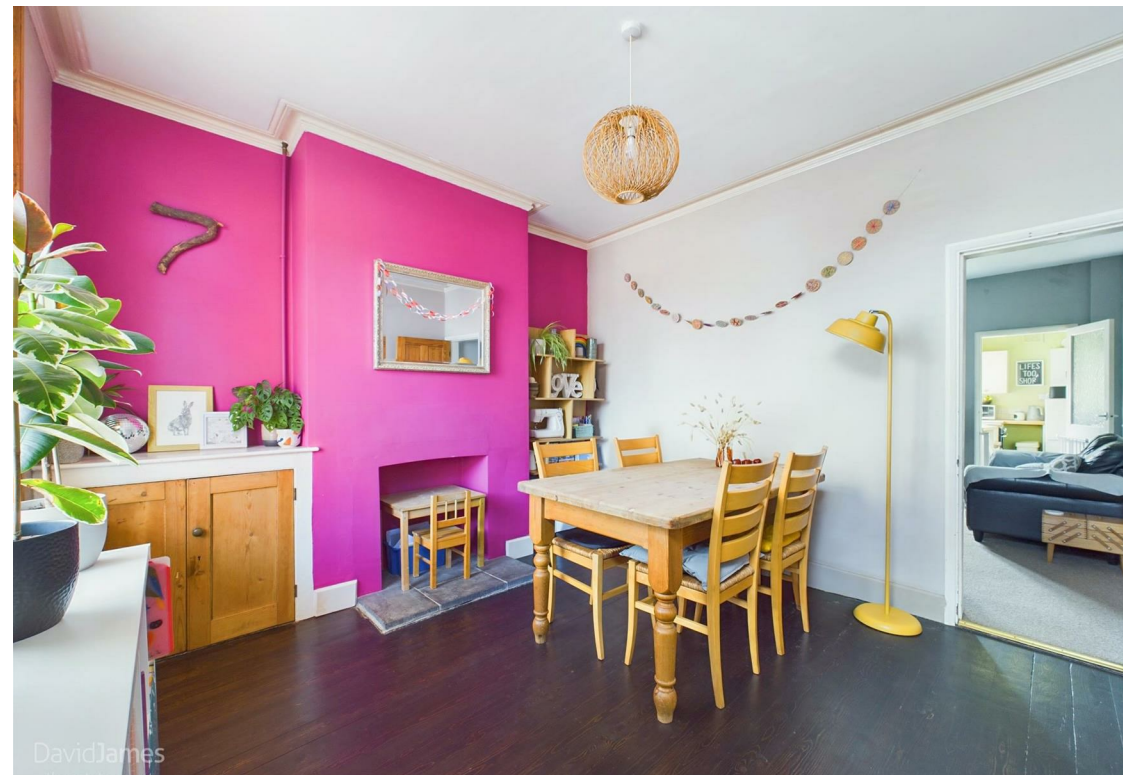
Welcome to this inviting three-storey terraced house which presents a superb opportunity for first-time buyers eager to step onto the property ladder! This home is perfectly situated just a stone's throw from the conveniences of Netherfield's shops, bus routes and train services. Ideal for those looking for a simple commute!

Upon entering, you'll find two versatile reception rooms. The front room is currently set up as a dining room whilst the rear serves as a comfortable lounge with French doors to the garden. The fitted kitchen is well-equipped with ample space for freestanding appliances and is also home to the recently installed Navien boiler, complete with a wireless thermostat.

The first floor houses two bedrooms, including the main bedroom which boasts two fitted wardrobes. Ascending to the top floor, you'll find a generous double bedroom, a true highlight of the home. This spacious room offers useful storage in the eaves, maximising the available space.

The first floor complementing bathroom then features a three-piece suite with a shower over the bath.

Outside, the property offers a low-maintenance south-westerly facing garden, an ideal spot for relaxing outdoors and enjoying the sunshine.



- Three-storey terraced house
- Well-presented throughout
- A stone's throw from Netherfield's amenities and transport services
- A perfect first-time purchase
- Two reception rooms (lounge and dining room)
- Fitted kitchen with space for freestanding appliances
- Three bedrooms
- Bathroom with a three-piece suite
- Recently replaced Navien boiler
- Low-maintenance south-westerly facing garden



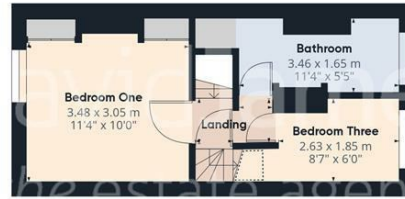
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Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
72.49 m²
780.25 ft²

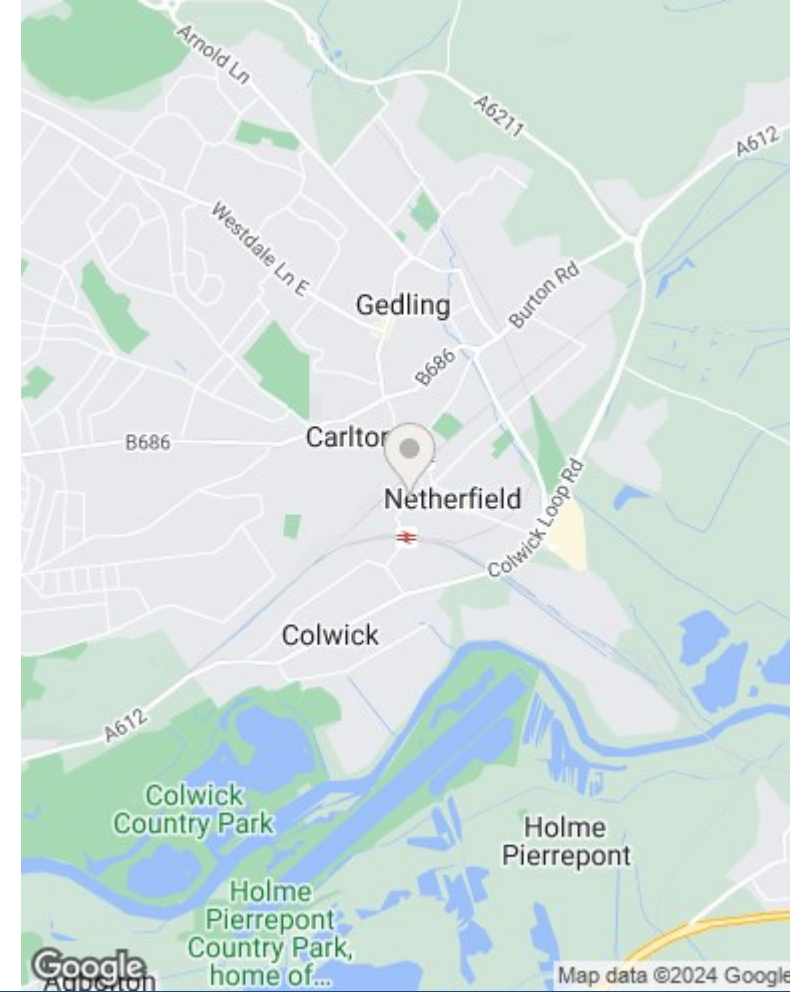
Reduced headroom
0.4 m²
4.33 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: A
Gedling Borough Council
Freehold

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