



DavidJames
the estate agent

Forester Street, Netherfield, Nottingham, NG4 2NG

Guide Price £160,000

About This Property

Guide Price £160,000- £170,000. This inviting mid-terrace house is the perfect opportunity for a first-time buyer to take their first steps onto the property ladder. Situated just a short walk from Netherfield's shopping facilities and well-connected by frequent bus services and train links to Nottingham City Centre, this property offers both convenience and accessibility.

Upon entering, you are welcomed into a hallway that leads to a bright and spacious lounge/dining room. The room features a decorative fireplace that serves as an attractive focal point, providing a warm and inviting atmosphere.

The modern fitted kitchen has been thoughtfully designed with practicality in mind. It includes a range of fitted cupboards and drawers, featuring a pull-out base pantry unit for easy storage. The kitchen is equipped with an integrated double oven, electric hob and extractor with space also available for a freestanding dishwasher, washing machine and fridge/freezer.

Upstairs, the property boasts two generously sized double bedrooms. These are complemented by a modern shower room, complete with a three-piece white suite, including a walk-in cubicle with twin showerheads. Additionally, there is a handy cupboard providing access to the Vaillant boiler, which serves the central heating system.

The enclosed rear garden has been designed for low maintenance, featuring a patio area that leads to an artificial lawn. This outdoor space is ideal for those seeking a garden that requires minimal upkeep while still providing an area to enjoy the outdoors.

This property presents an excellent opportunity for those looking to purchase their first home, offering a blend of modern living and convenience in a well-connected location. Don't miss the chance to make this house your new home!



- Mid-terrace house
- A short walk from Netherfield's amenities
- Frequent bus and train services available nearby
- Ideal for a first-time buyer
- Bright and spacious lounge/dining room with a decorative fireplace
- Modern fitted kitchen with integrated cooking appliances
- Two double bedrooms
- Modern shower room with a walk-in cubicle
- Gas central heating with a Vaillant boiler
- Low-maintenance rear garden with artificial lawn







Floor 0



Floor 1



Approximate total area*

69.53 m²
748.41 ft²

Reduced headroom

0.87 m²
9.36 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: A
Gedling Borough Council
Freehold

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