



5 Brierley Green, Netherfield – NG4 2PP

Guide Price £40,000

DavidJames
the estate agent



5 Brierley Green

Netherfield, Nottingham

NO CHAIN! One bed retirement bungalow for the over 55s offered with no chain and with 25% ownership – close to amenities! Featuring a good-sized lounge, fitted kitchen, shower room & conservatory.

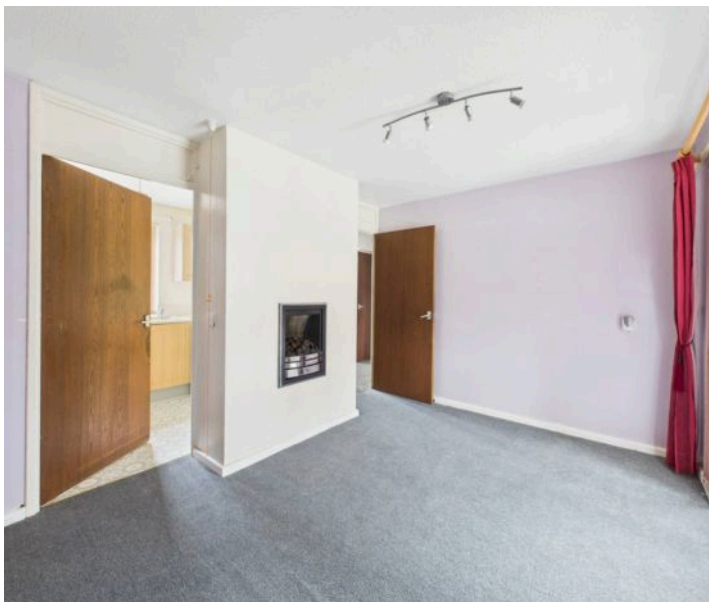
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Retirement bungalow on a popular warden aided over 55's retirement complex, located down a quiet public footpath
- Offered to the market with no upward chain with 25% ownership (rent payable on remaining 75%)
- Great location within walking distance of Netherfield's amenities and transport links
- Entrance hallway with two useful storage cupboards (one housing the gas central heating combination boiler)
- Lounge with feature gas fire and patio doors into the conservatory
- Light wood-effect kitchen units with integrated cooker hood and space for freestanding appliances
- Lean-to conservatory with views over the gardens making it the perfect place to relax in
- Good-sized double bedroom with views over the gardens
- Shower room with three-piece suite, double width walk-in enclosure and electric shower
- Allocated garden space within the communal



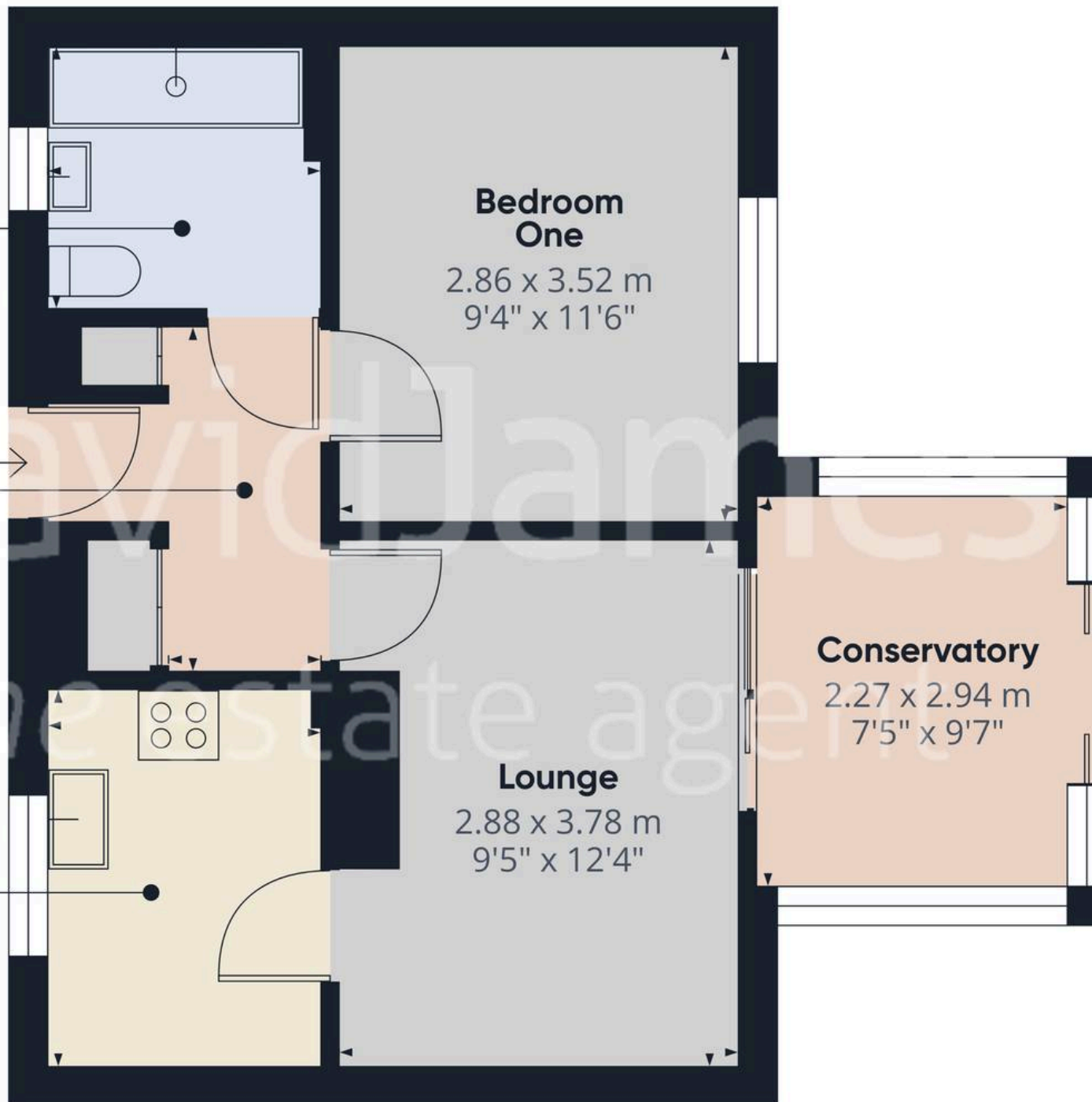




Shower Room
1.99 x 1.98 m
6'6" x 6'5"

Entrance Hallway
1.18 x 2.52 m
3'10" x 8'3"

Kitchen
2.01 x 2.75 m
6'7" x 9'0"



Approximate total area⁽¹⁾

41.1 m²
442 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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