



Dunstan Street  
Netherfield, Nottingham NG4 2NZ

**Asking Price £165,000 Freehold**

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#### NO UPWARD CHAIN...

This deceptively spacious three-bedroom mid-terrace home, set over three floors, offers an ideal opportunity for first-time buyers or investors looking for a well-proportioned property in the heart of Netherfield.

The ground floor features a welcoming front living room, perfect for relaxing, alongside a modern open-plan dining kitchen that provides ample space for family meals and entertaining. A ground-floor W/C and utility room add practicality to the layout.

The first floor offers two bedrooms and a family bathroom, while the top floor boasts a generous third bedroom, making it perfect for growing families or those needing home office space.

Outside, there's a low-maintenance rear garden ideal for outdoor seating. The property benefits from gas central heating and double glazing, ensuring comfort throughout.

Conveniently positioned within walking distance of Netherfield's shops, cafés, schools, and excellent transport links into Nottingham City Centre, this home is ready to move straight into — early viewing is highly recommended.



## Living Room

12'8 x 11'11 approx (3.86m x 3.63m approx)

UPVC double glazed entrance door to the front elevation with UPVC double glazed window, ceiling light point, wall mounted radiator, meter cabinets, panelled door leading through to the open plan living dining kitchen.

## Living Dining Kitchen

22'9 x 12'8 approx (6.93m x 3.86m approx)

This open plan spacious living dining kitchen benefits from having a dining area and kitchen area.

Within the dining area there is a UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, under the stairs storage cupboard providing useful additional storage space, staircase leading to the first floor landing.

The kitchen area comprises a range of matching contemporary wall and base units incorporating laminate worksurfaces over, integrated oven with ceramic hob above and stainless steel extractor hood over, stainless steel sink with mixer tap over, wall mounted gas central heating combination boiler, breakfast bar providing additional seating and dining space, UPVC double glazed window to the side elevation, UPVC double glazed access door, linoleum floor covering, ample storage cabinets, space and point for a freestanding fridge freezer, panelled door leading to the utility space and ground floor cloakroom.

## Utility

7' x 5'9 approx (2.13m x 1.75m approx)

UPVC double glazed window to the side elevation, space and plumbing for an automatic washing machine, light and power, door leading to the ground floor cloakroom.

## Ground Floor Cloakroom

3'3 x 2'7 approx (0.99m x 0.79m approx)

UPVC double glazed window to the side elevation, low level flush WC, wall light point, modern linoleum floor covering.

## First Floor Landing

Ceiling light point, staircase leading to the second floor landing, panelled doors leading off to:

## Bedroom One

12' x 14'7 approx (3.66m x 4.45m approx)

UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator.



## Bedroom Two

8'09 x 11'11 approx (2.67m x 3.63m approx)

UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator.

## Family Bathroom

5'06 x 10'2 approx (1.68m x 3.10m approx)

Modern white three piece suite comprising panelled bath with mixer shower attachment over, vanity wash hand basin, low level flush WC, chrome heated towel rail, ceiling light point, extractor unit, under the stairs storage.

## Second Floor Landing

Access to eaves for additional storage space, panelled door leading to bedroom three.

## Bedroom Three

12'8 x 12'7 approx (3.86m x 3.84m approx)

Velux roof light to the rear elevation, ceiling light point.

## Outside

### Rear of Property

To the rear of the property there is an enclosed rear garden with fencing to the boundaries, gated access and paved patio area.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 13mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

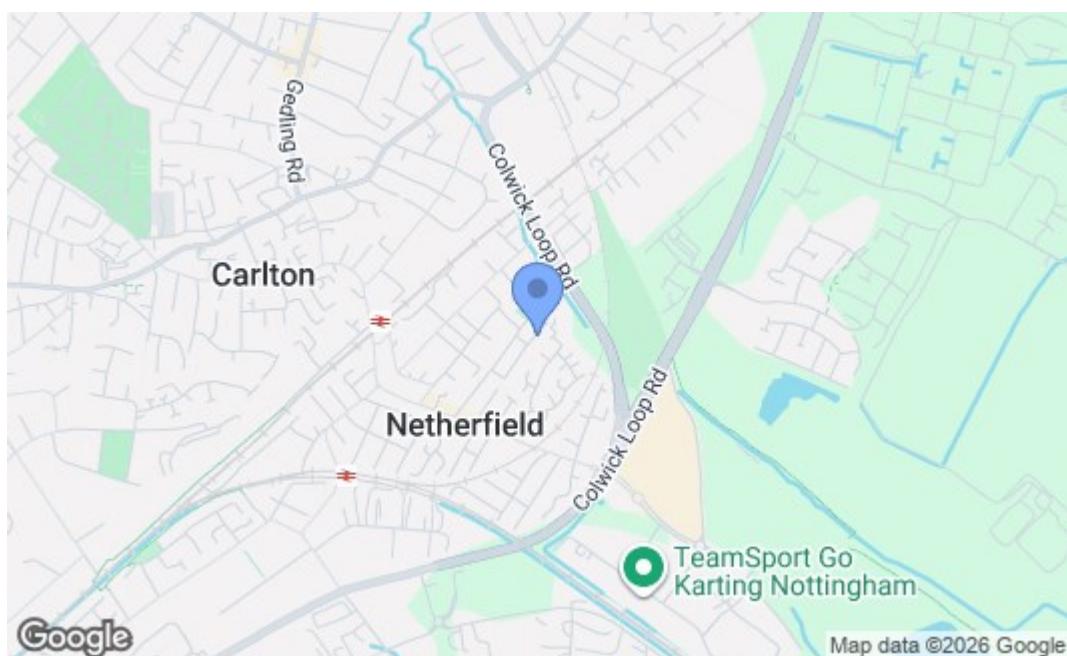
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		52
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.