

# Emma Terry Homes

*moving made personal*



4 Rochester Avenue

Netherfield, Nottingham, NG4 2PL

Guide price £179,950 - £189,950



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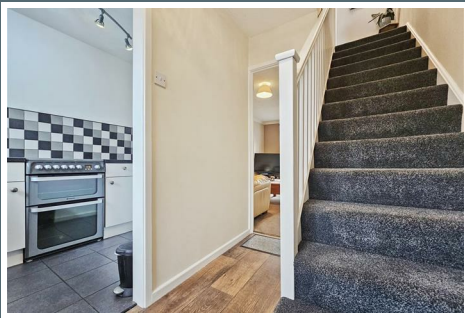
\*\* GUIDE PRICE £179,950 - £189,950 \*\*

This is a great property, a modern mid town house with two bedrooms. The property is perfectly located within this extremely popular development; and just a short distance to all the fantastic amenities Netherfield has to offer. There are a wide range of shops both in Netherfield and the nearby retail park. There are excellent public transport links which include bus and rail. There are a range of recreational facilities too. schools are also within walking distance.

In brief, the double glazed accommodation comprises of an reception hallway, modern fitted kitchen and a lounge dining room with doors straight out into the rear garden. On the first floor there is a landing, two bedrooms and the modern bathroom with white suite completes the accommodation.

To the outside there are lovely, low maintenance, enclosed gardens and a parking space.

Viewing is highly recommended. Call us today on 0115 966 5741 to avoid disappointment.



Entrance door leads through to:

## HALLWAY

Stairs rising to first floor and open to:

## KITCHEN

Fitted with a range of wall and base units, tiled splashback, space and plumbing for washing machine, oven and fridge freezer. Large black composite sink and drainer, tiled floor and double glazed window to front elevation.

## LIVING ROOM

15'0" x 11'7" (4.58m x 3.54m)

Storage heater and double glazed double doors to rear garden.

## BEDROOM ONE

11'7" x 8'1" (3.53m x 2.46m)

Electric radiator and double glazed window to rear elevation.

## BEDROOM TWO

11'7" x 9'0" (3.54m x 2.76m)

Currently being used as a recording studio....Electric radiator and double glazed window to front elevation.

## BATHROOM

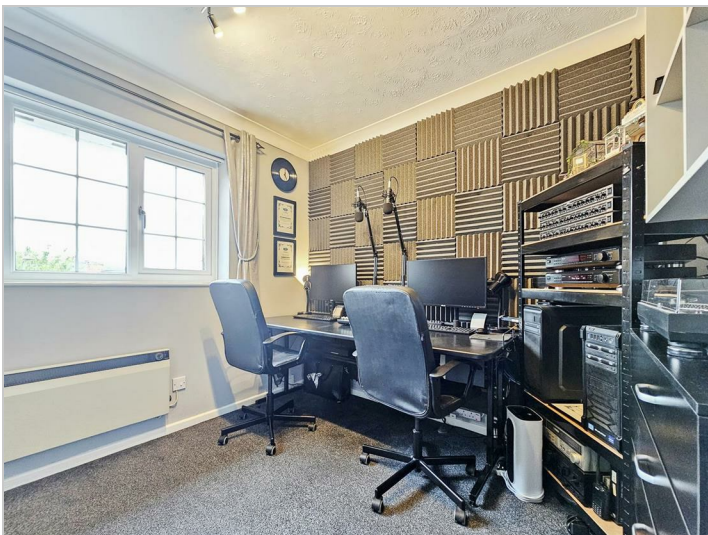
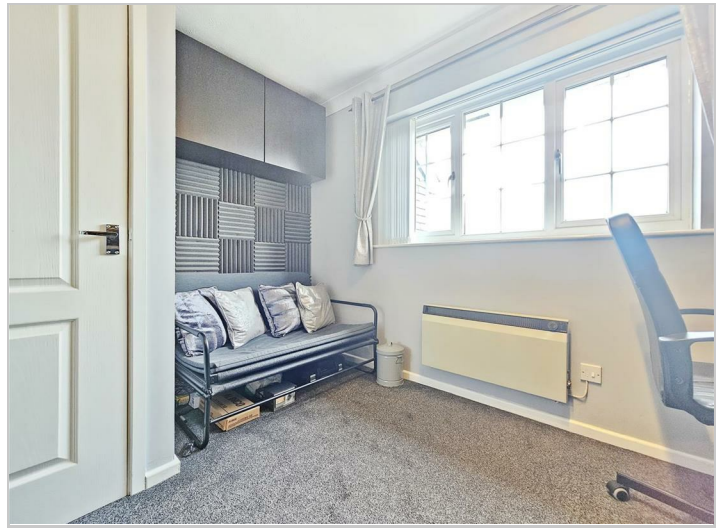
Panel bath with shower over, low level flush W.C, hand wash basin set in vanity unit, tiled walls and spot lights to ceiling.

## EXTERIOR

The front of the property there an enclosed front garden with path leading to the front door.

The rear garden has a patio area, a large grasses enclosed with newly fitted timber fencing and summer house. There is also a gate to a path which leads to off-street parking for one vehicle.

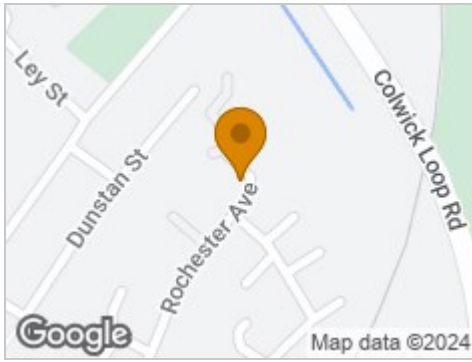








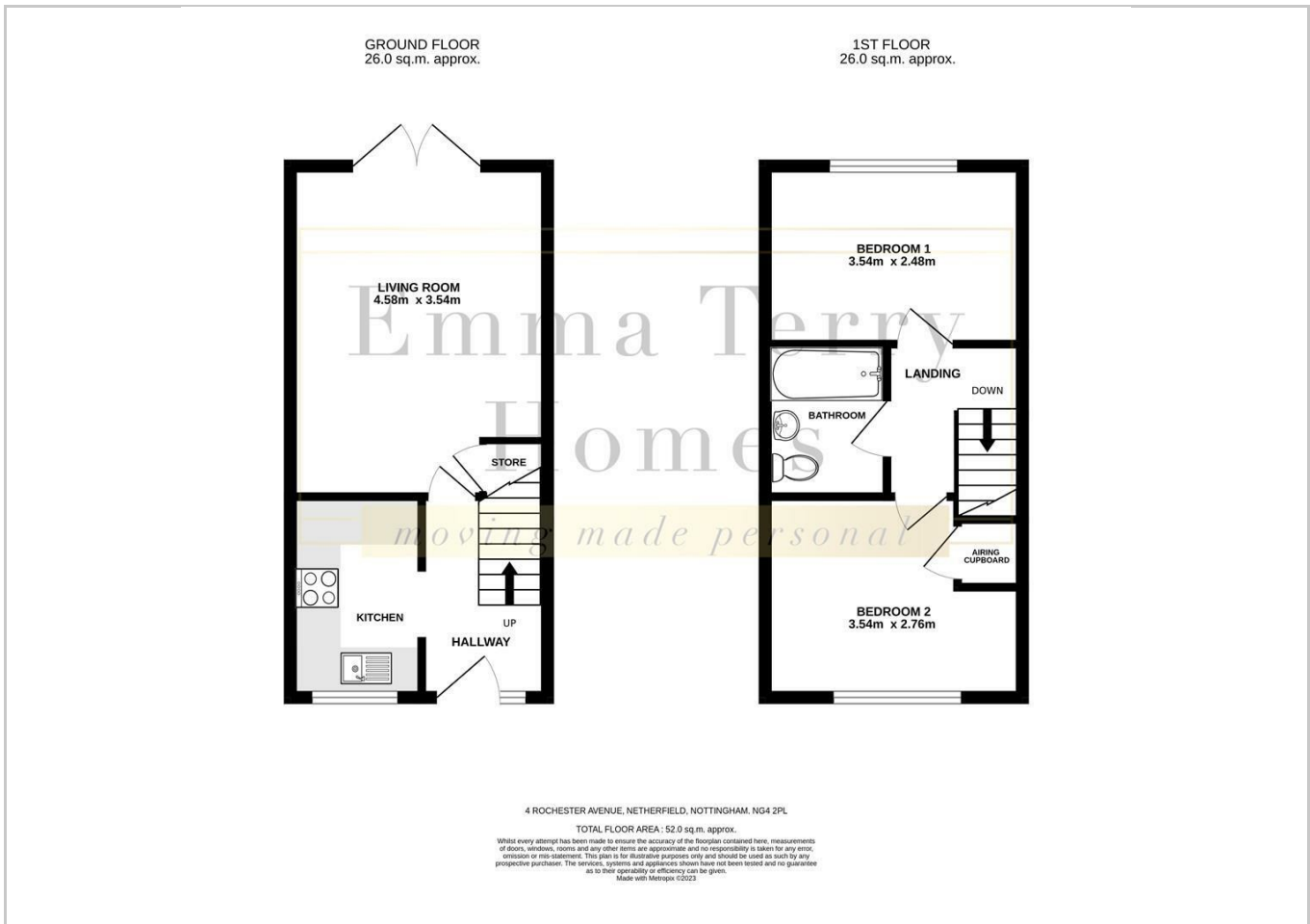
## Road Map



## Hybrid Map



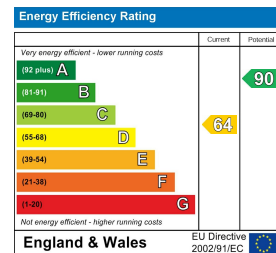
## Terrain Map



## Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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