



## 43 FISHERS STREET NOTTINGHAM, NG17 9AH

£725

Nestled in the charming area of Kirkby-In-Ashfield / Annesley, this delightful terraced house on Fishers Street offers a perfect blend of comfort and convenience. With its prime location, residents will enjoy easy access to the M1 Junction 27 and Derby Road, making commuting a breeze.

Upon entering, you are welcomed into a spacious open plan living and dining area, which is bathed in natural light, thanks to its large windows. The light grey laminate flooring adds a modern touch, creating a warm and inviting atmosphere, ideal for both relaxation and entertaining guests.

The property boasts two generously sized double bedrooms, providing ample space for rest and personalisation. These rooms are perfect for families, couples, or individuals seeking a peaceful retreat. The well-appointed bathroom completes the accommodation, ensuring all essential amenities are within easy reach.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements