



1 Woodland Grove, Netherfield, NG4 2GG

Offers Over £175,000



Marriotts



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- Three storey end terraced
- Two bathrooms
- Open plan dining kitchen
- Three bedrooms
- Cul-de-sac location
- NO UPWARD CHAIN

A three storey, three bedroom terraced house in a cul-de-sac location on the edge of Netherfield town centre, and walking distance to the local train station. Lounge, rear dining room which is open to the kitchen, first floor bathroom, second floor bedroom with en-suite shower room and an enclosed rear garden! Shared residents parking to the rear (not allocated).

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Living Room

UPVC front door and UPVC double-glazed window. A series of built-in base cupboards, housing both smart metres and RCD boards, fireplace recess with slate tiled hearth and timber mantle, radiator, wood flooring with door continuing through to the dining room.

Dining Room

With radiator, under-stair cupboard, fitted worktop, wall units and UPVC double-glazed rear window.

Kitchen

With matching base units and worktop with an inset one-and-a-half bowl stainless steel sink unit and drainer with tiled splashbacks. Integrated electric oven, four-ring gas hob and fridge freezer, plumbing for a washing machine, LED downlights, wooden flooring, Worcester Bosch combination gas boiler installed in January 2023, UPVC double-glazed rear window and UPVC double-glazed window and door to the side.



First Floor Landing

Stairs to the second floor, two UPVC double-glazed side windows and radiator.

Bedroom 1

UPVC double-glazed front window and radiator,

Bedroom 2

UPVC double-glazed rear window and radiator.

Bathroom

Consisting of a shaped bath and screen with full height tiling, fixed head chrome rain shower and separate mixer. Pedestal wash basin, dual flush toilet, anthracite vertical radiator and UPVC double glazed side window.

Second Floor Bedroom 3

UPVC double-glazed side window and radiator.

En-suite

A large recessed cubicle with an electric shower, pedestal wash basin and dual flush toilet. Downlights, tiled floor and a concealed shelved cupboard with matching tiled door front.

Outside

A shared driveway leads to a parking area at the back of the houses which is on a first-come, first-served basis and not allocated. To the rear, the garden is mainly concreted, with a paved patio, outside tap, fenced perimeter, and rear gated access leading to the parking area.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling - Band A

PROPERTY CONSTRUCTION: solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k







LOCATION OF BOILER: kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: no
BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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