



41 Ashwell Street, Netherfield, Nottingham, NG4 2FQ

Price Guide £160,000

- GUIDE PRICE £160,000 - £175,000
- Lounge and Dining Room
- Three Double Bedrooms
- Rear Garden
- Spacious Three Bedroom Mid Terrace House
- Large Breakfast Kitchen
- First Floor Bathroom
- In Need of Refurbishment

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GUIDE PRICE £160,000 - £175,000 - Substantial Three Bedroom Mid Terrace House. In need of some refurbishment to include damp proofing. Lounge and Dining Room. Spacious Breakfast Kitchen. Three Double Bedrooms. First Floor Bathroom off the third Bedroom. Rear Garden.



Council Tax Band: A



Entrance Porch
Door to the Entrance Hall

Entrance Hall
Doors to the Lounge and Dining Room.

Lounge
12'0 x 11'7
Bay window to the front elevation. Radiator.

Dining Room
12'10 x 11'8
Radiator. Window to the rear. Door to the Kitchen.

Breakfast Kitchen
14'9 x 7'10
Radiator. Window and door to the side elevation. A range of base and wall units with integrated oven and extractor. Work surfaces with inset sink unit and gas hob.

First Floor Landing

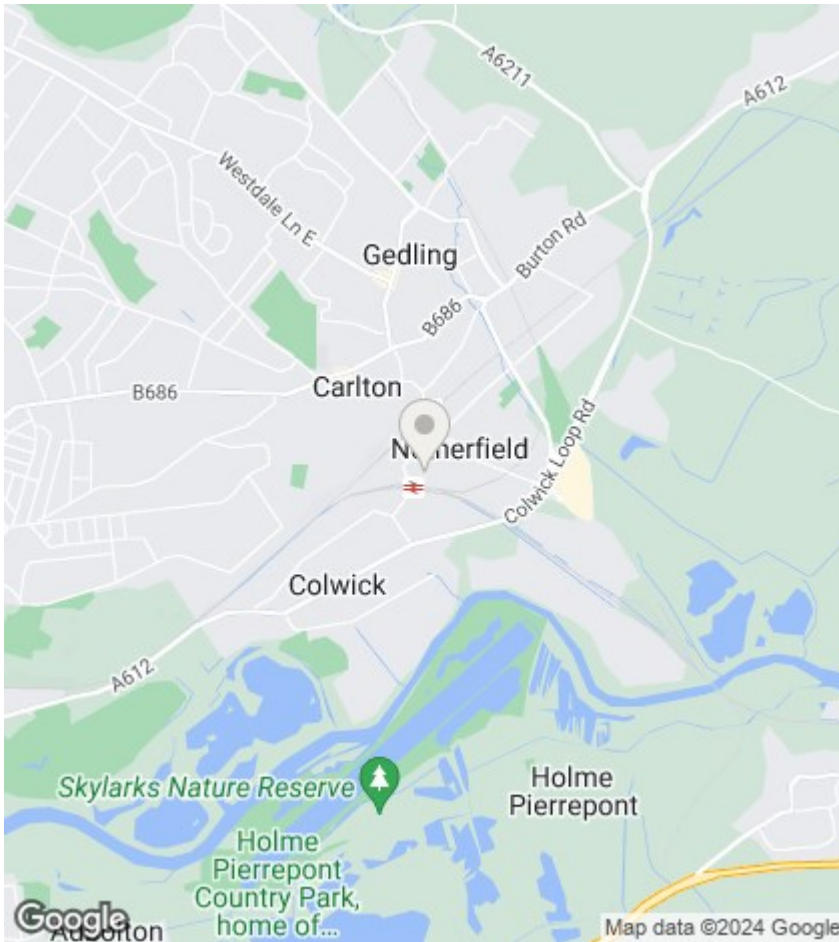
Master Bedroom
14'9 x 12'0
Two windows to the front elevation. Radiator.

Bedroom Two
13'0 x 8'10
Window to the rear elevation. Radiator.

Bedroom Three
8'10 x 7'10
Window to the side elevation. Radiator. Wall mounted gas boiler. Door to the Bathroom.

Bathroom
7'10 x 5'3
Panelled bath with mixer shower. Pedestal wash hand basin. Low level flush toilet. Window to the side elevation.

Exterior
Brick built store and outside W.C. Lawned rear garden.



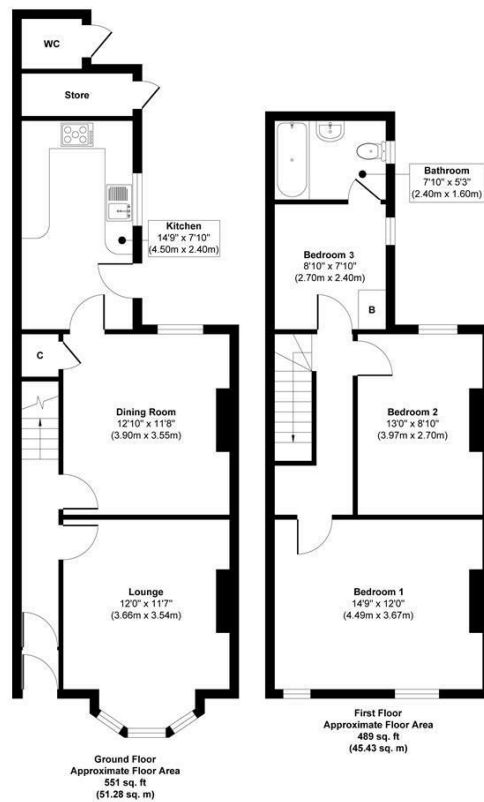
Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 1040 sq. ft / 96.71 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.