



22 Ashwell Street, Netherfield, NG4 2FQ

£250,000

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# 22 Ashwell Street Netherfield, NG4 2FQ

- Victorian semi detached house
- Four bedrooms
- Large breakfast kitchen
- Accommodation over three floors
- Lounge and dining room
- Enclosed rear garden

A well-presented Victorian semi-detached house, with accommodation over three floors and just a short walk to the centre of Netherfield's shopping area and only a few minutes drive to local retail parks and the new Sainsbury's supermarket. The property has a bay-fronted living room with double doors to the separate dining room and spacious kitchen. There are three bedrooms and bathroom on the first floor, with a large double bedroom on the top floor. Outside, the property has a good sized patio/seating area and enclosed lawn with a large raised brick built fish pond. Viewing strongly advised!



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## Entrance Hall

Front entrance door, original decorative plater coving and arch, radiator, wood-style laminate flooring, stairs to the first-floor landing and door through to the dining room.

## Dining Room

With wood style laminate flooring, two radiators, UPVC double glazed double doors leading out to the patio and half-glazed double doors through to the lounge.

## Lounge

With feature stone effect fireplace surround and hearth with coal effect electric fire, original decorative coving and ceiling rose, wood laminate flooring, UPVC double glazed bay window to the front and radiator.

## Kitchen

A range of units with doors in gloss white and granite effects worktops with inset one and a half bowl stainless steel sink unit and drainer and tiled splashbacks. Appliances consist of an integrated electric double oven, brushed steel four-ring gas hob, splashback and filter hood. Plumbing for a washing machine, wall-mounted Worcester Bosch system boiler, slate tile effect laminate flooring, UPVC double glazed rear window and UPVC double-glazed window and door leading to the side.

## First Floor Landing

Doors to all first floor rooms and stairs leading up to the second floor bedroom.

## Bedroom 2

UPVC double glazed rear window, radiator and wood-effect laminate floor covering.

## Bedroom 3

UPVC double-glazed front window, radiator and herringbone style floor covering.

## Bedroom 4

UPVC double-glazed front window, radiator, grey wood effect floor covering and under-stair storage area.

## Bathroom

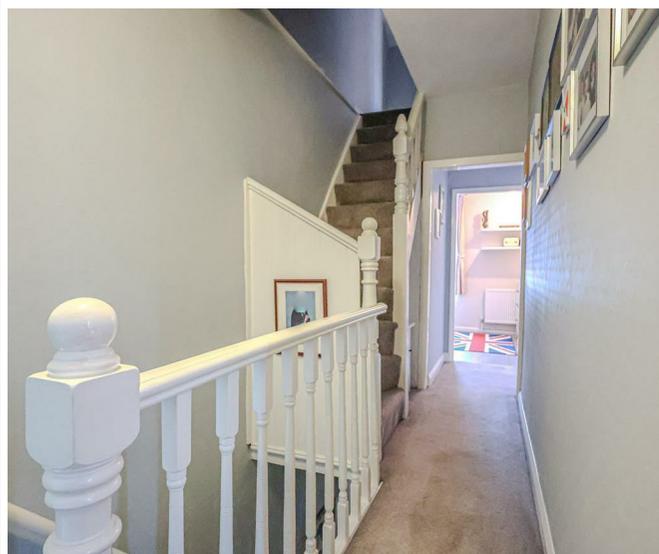
Consisting of a bath with full height tiling, glass screen and an electric shower. Pedestal wash basin with tiled splashback, dual flush toilet, radiator, traditional pattern tile effect floor covering, large airing cupboard housing the hot water cylinder, and UPVC double-glazed side window.

## Bedroom 1

## Outside

There is a small walled and gated frontage. A shared side pedestrian footpath leads to the rear gated access. To the side of the house is a good-sized paved patio/seating area, with trellis fencing and a step up to a further paved area and a large raised brick-built pond. The garden is lawned and enclosed with a fenced perimeter and with stepping stones leading to the garden shed.

## Material Information







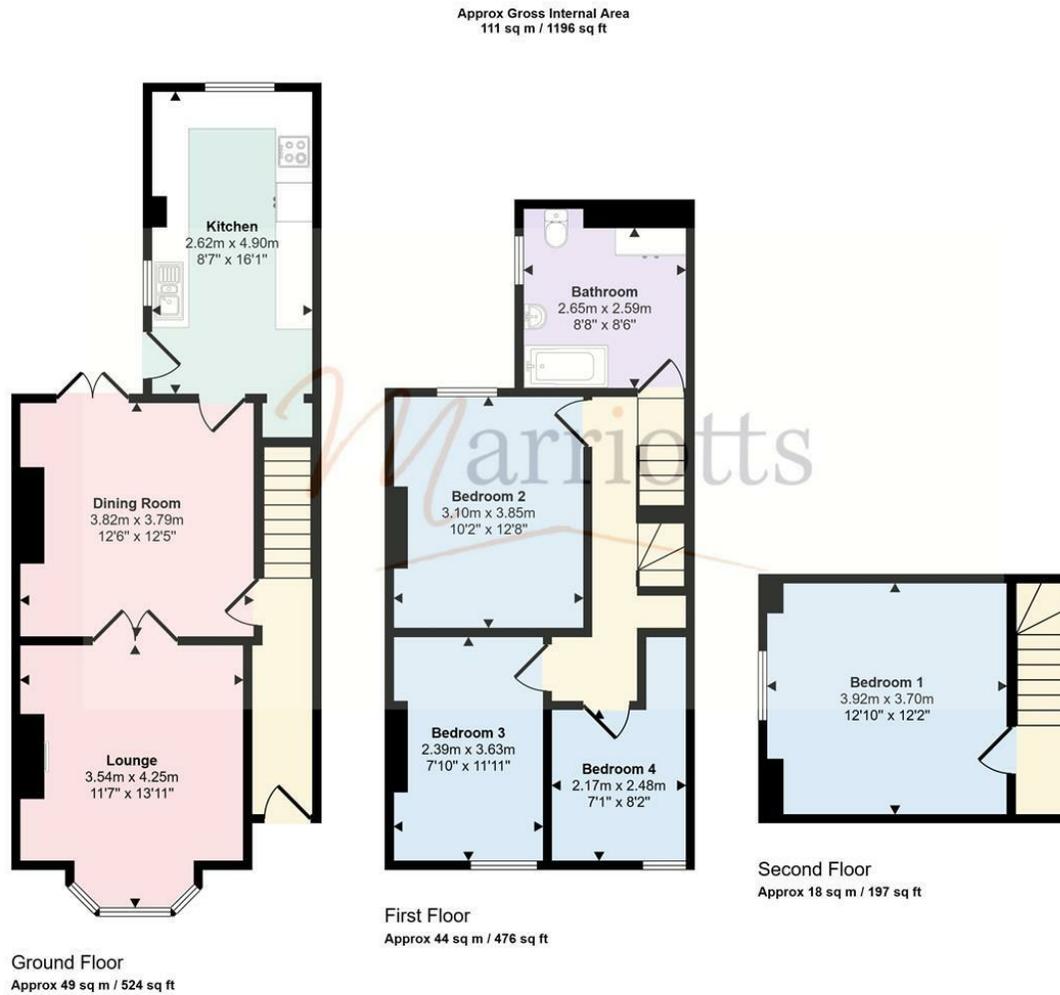
TENURE: Freehold  
COUNCIL TAX: Nottinghamshire & Gedling - Band A  
PROPERTY CONSTRUCTION: solid brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: shared side pedestrian footpath  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
FLOOD RISK: medium  
ASBESTOS PRESENT: n/k  
ANY KNOWN EXTERNAL FACTORS: n/k  
LOCATION OF BOILER: kitchen  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: Eon  
MAINS ELECTRICITY PROVIDER: Eon  
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





no admittance  
except on party business





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>43</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.

**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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