

35 Nether Pasture, Netherfield - NG4 2JZ

Guide Price £210,000

DavidJames
the estate agent







35 Nether Pasture

Netherfield, Nottingham

GUIDE PRICE £210,000-£230,000 Immaculately-presented 3 bed semi close to Victoria Retail Park, supermarkets & transport links with spacious lounge, dining kitchen, enclosed garden & tandem driveway.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Immaculately presented semi-detached home
- Within easy walking distance of Victoria Retail Park, supermarkets and travel links
- Ideal purchase for first-time buyers, families and investors
- Bright and spacious front-facing lounge with stylish decor
- Open-plan dining kitchen with integrated cooking appliances
- Three well-proportioned first floor bedrooms
- Main bedroom with fitted sliding door wardrobes
- Modern bathroom with mains shower and vanity storage
- Tandem driveway providing generous off-street parking
- Enclosed rear garden featuring patio and lawn

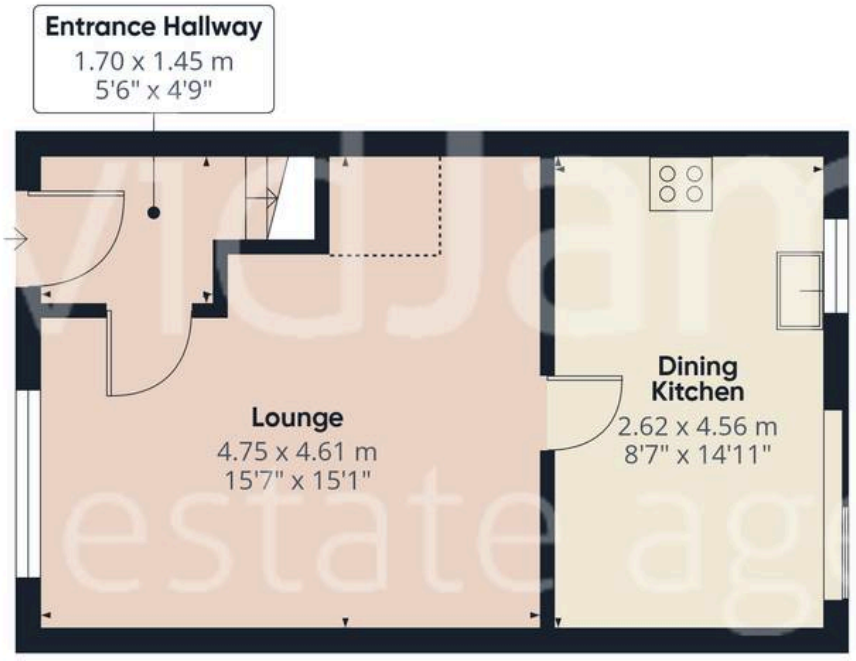




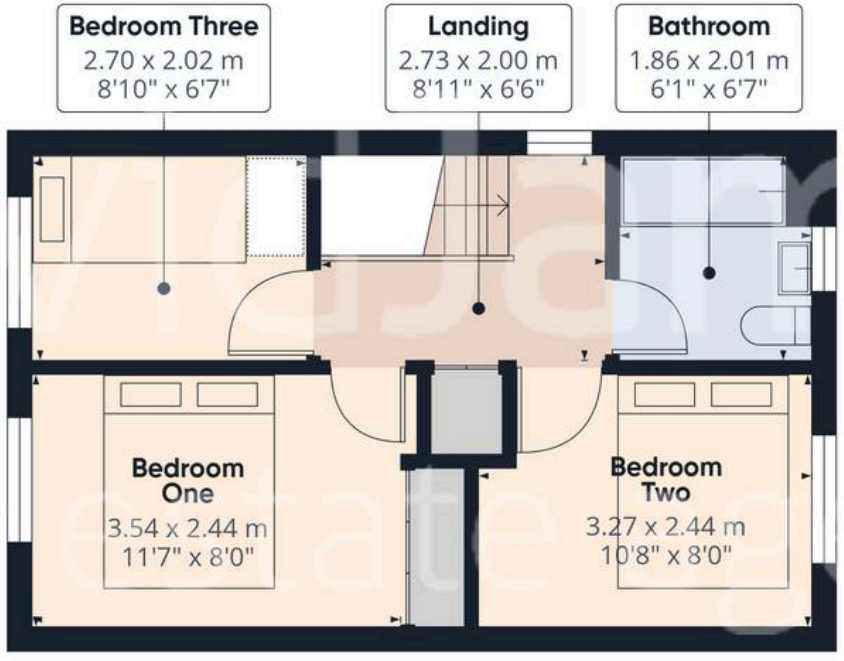








Floor 0



Floor 1



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Approximate total area(1)

64.3 m²

693 ft²

Reduced headroom

1 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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