



Netherhall Road, Netherhall

Offers Over £225,000 Freehold

Spacious three-bedroom end terrace offered with no upward chain, featuring two reception rooms, a ground floor shower room, and a generous rear garden overlooking allotments.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 271 3333





Entrance Hall

With stairs to the first floor and a radiator.

Reception Room One

13' 3" x 12' 8" (4.05m x 3.87m)

With double-glazed windows to the front elevation, a gas fire, and a radiator.

Kitchen

10' 2" x 9' 6" (3.10m x 2.90m)

With double-glazed windows to the rear elevation, stainless steel sink and drainer unit, a range of wall and base units with work surfaces over, a gas cooker point, plumbing for a washing machine, and a cupboard housing a boiler.

Reception Room Two

10' 2" x 8' 10" (3.10m x 2.70m)

With double-glazed French doors to the rear garden and a radiator.



Ground Floor Shower Room

10' 2" x 8' 10" (3.10m x 2.70m)

With double-glazed windows to rear and side elevations, tiled shower cubicle, low-level WC, wash hand basin, and heated towel rail.

First Floor Landing

With loft access and storage cupboard.

Bedroom One

11' 6" x 10' 5" (3.50m x 3.17m)

With a double-glazed window to the front elevation, fitted wardrobes, mirrored wardrobes, drawers, and a radiator.

Bedroom Two

8' 4" x 8' 3" (2.54m x 2.51m)

With a double-glazed window to the rear elevation, a built-in cupboard, and a radiator.

Bedroom Three

8' 4" x 8' 3" (2.54m x 2.51m)

With a double-glazed window to the front elevation and a radiator.

Bathroom

5' 3" x 4' 7" (1.60m x 1.40m)

With a double-glazed window to the rear elevation, bath with shower over, pedestal wash hand basin, and radiator.

Separate WC

5' 7" x 2' 4" (1.69m x 0.70m)

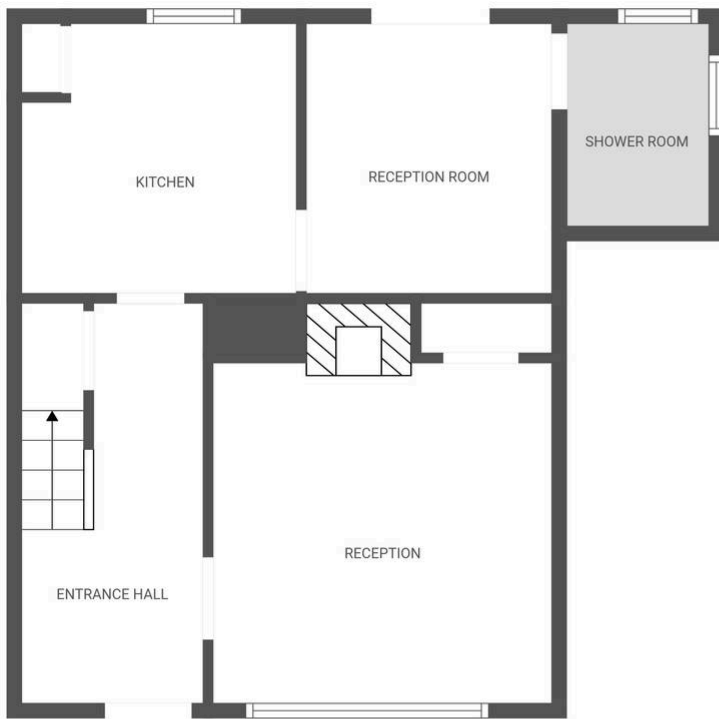
With a double-glazed window to the rear elevation and a low-level WC.

Front Garden

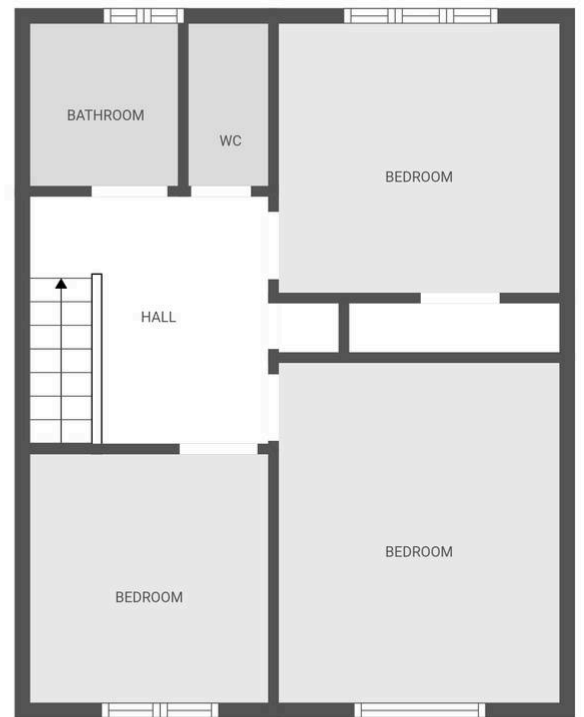
Hedge to the front providing privacy with gated access and steps; flowerbeds with inset shrubs.

Rear Garden

Patio with path leading to mainly lawned rear garden; two outside stores and a shed; a variety of well-stocked flowerbeds with mature shrubs, fruit trees, and a gate to side access.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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