



**£180,000-£190,000**

GUIDE PRICE

MATLOCK STREET  
NETHERFIELD

- TWO RECEPTION ROOMS
- SHOWER ROOM
- TWO BEDROOMS
- PRIVATE GARDEN
- CLOSE TO AMENITIES
- EPC D





## Two-Bedroom Mid-Terrace Close To Amenities

A BEAUTIFULLY PRESENTED TWO-BEDROOM END-TERRACED HOME, IDEALLY POSITIONED CLOSE TO LOCAL AMENITIES, RETAIL PARKS AND EXCELLENT TRANSPORT LINKS, PROVIDING EASY ACCESS TO THE CITY CENTRE. PERFECT FOR FIRST-TIME BUYERS, YOUNG PROFESSIONALS OR INVESTORS ALIKE.

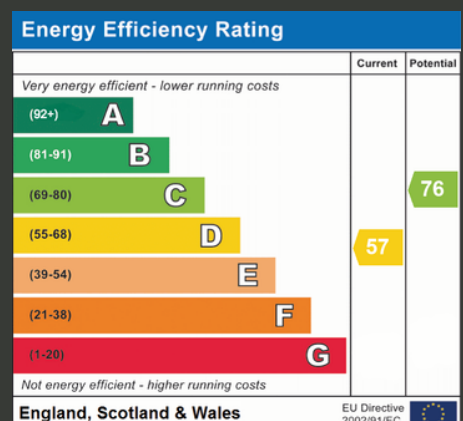
THIS CHARMING PROPERTY OFFERS SPACIOUS AND WELL-MAINTAINED ACCOMMODATION THROUGHOUT. TO THE GROUND FLOOR, A WELCOMING BAY-FRONTED LIVING ROOM OPENS SEAMLESSLY INTO A GENEROUS DINING ROOM, CREATING AN IDEAL SPACE FOR BOTH RELAXING AND ENTERTAINING. A USEFUL STORAGE CUPBOARD IS CONVENIENTLY POSITIONED BETWEEN THE LIVING AND DINING ROOM, PROVIDING PRACTICAL STORAGE. THE MODERN GALLEY-STYLE KITCHEN IS FITTED WITH A RANGE OF CONTEMPORARY UNITS, INCLUDING AN INTEGRATED FRIDGE FREEZER AND ENJOYS ACCESS TO THE REAR COURTYARD AND GARDEN.

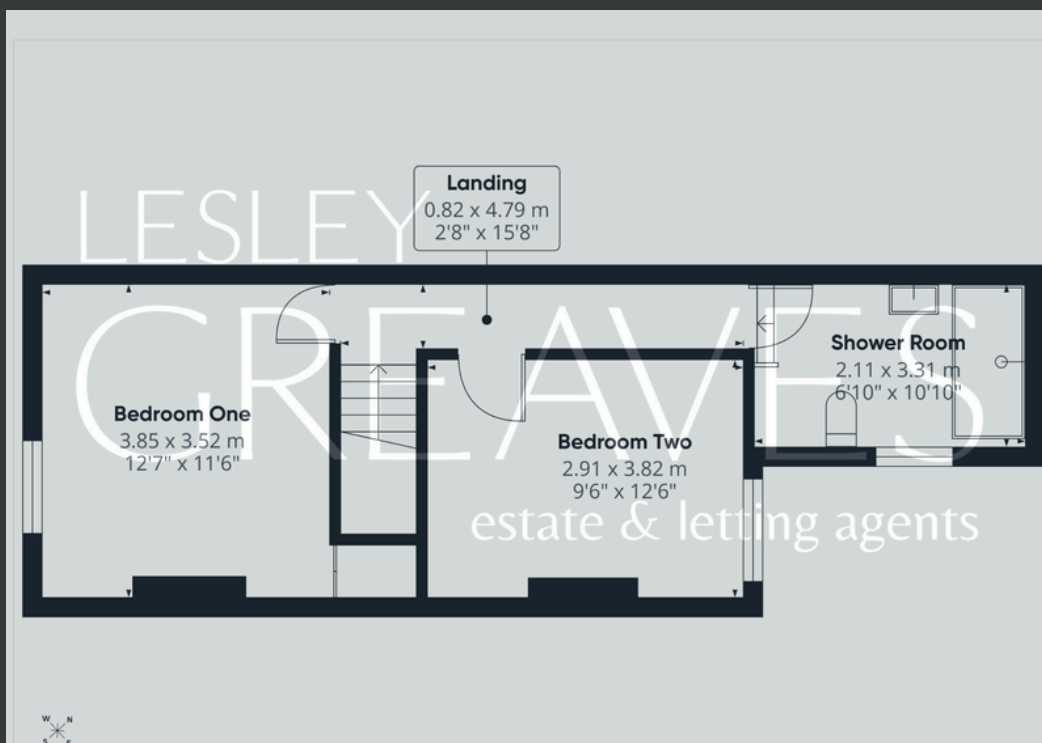
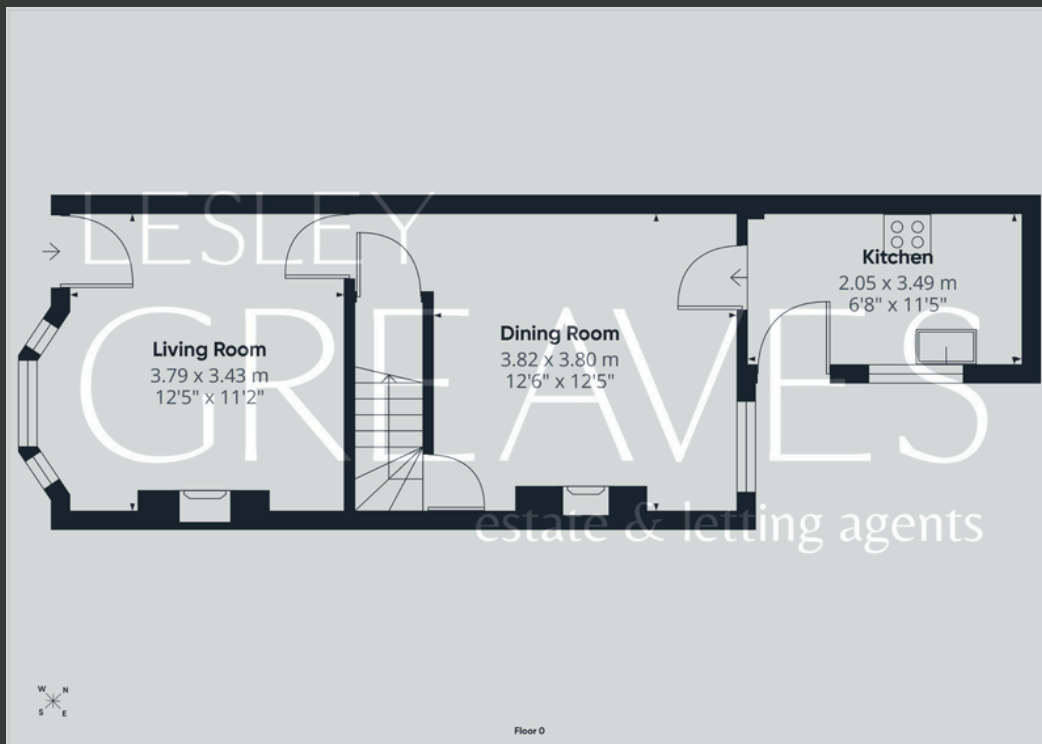
TO THE FIRST FLOOR ARE TWO WELL-PROPORTIONED DOUBLE BEDROOMS AND A STYLISH THREE-PIECE SHOWER ROOM.

EXTERNALLY, THE PROPERTY BENEFITS FROM AN ELECTRIC VEHICLE CHARGING POINT. TO THE REAR IS A PRIVATE, LOW-MAINTENANCE GARDEN WITH A PAVED SEATING AREA AND ARTIFICIAL LAWN, CREATING AN IDEAL OUTDOOR SPACE TO ENJOY THROUGHOUT THE YEAR.

COMBINING CHARACTER FEATURES WITH MODERN CONVENIENCES AND AN EXCELLENT LOCATION, THIS SUPERB HOME IS READY TO MOVE STRAIGHT INTO AND MUST BE VIEWED TO BE FULLY APPRECIATED.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 93 SQ METERS





Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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