



LESLEY  
GREAVES  
estate & letting agents



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# £140,000- £150,000

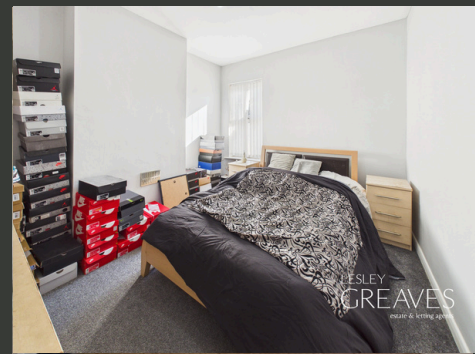
GUIDE PRICE

MANVERS STREET  
NETHERFIELD

- MID TERRACED
- TWO BEDROOMS
- DINING ROOM
- FAMILY BATHROOM
- REAR GARDEN
- EPC C



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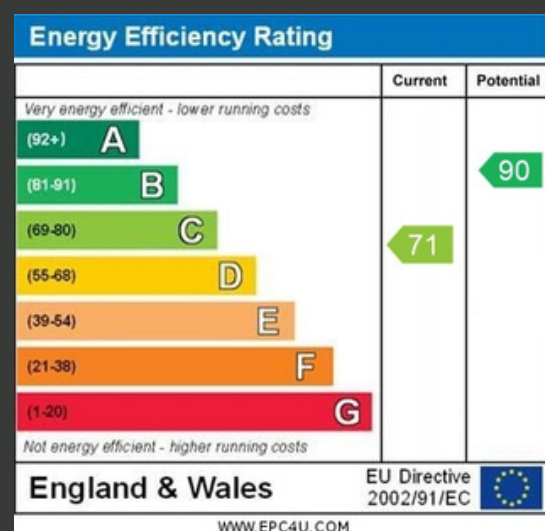
## Two-Bedroom Mid-Terrace with No Onward Chain

THIS MID-TERRACED PROPERTY IS OFFERED TO THE MARKET WITH NO ONWARD CHAIN, MAKING IT AN IDEAL PURCHASE FOR FIRST-TIME BUYERS AND INVESTORS ALIKE. SITUATED IN THE POPULAR AREA OF NETHERFIELD, THE PROPERTY BENEFITS FROM CLOSE PROXIMITY TO A WIDE RANGE OF LOCAL AMENITIES, INCLUDING SHOPS, EATERIES, VICTORIA RETAIL PARK AND EXCELLENT TRANSPORT LINKS WITH REGULAR BUS AND TRAIN SERVICES TO THE CITY CENTRE.

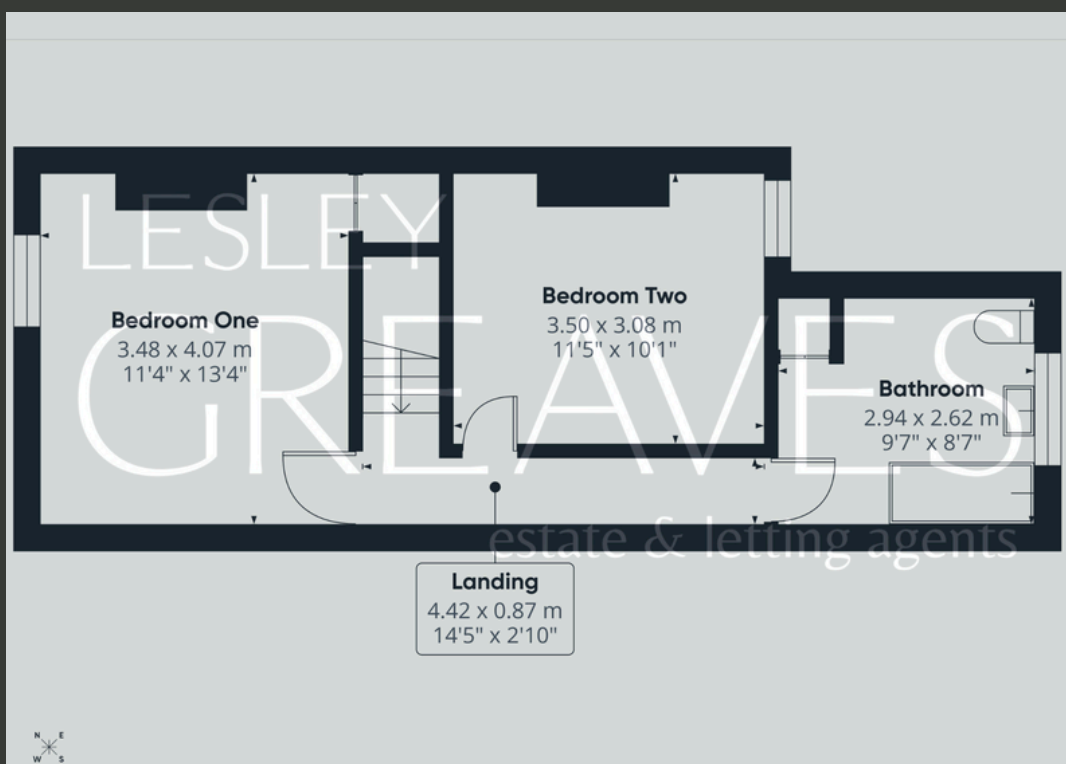
THE GROUND FLOOR ACCOMMODATION COMPRISES A WELCOMING LIVING ROOM, A DINING ROOM WITH A USEFUL UNDERSTAIRS STORAGE CUPBOARD AND A FITTED KITCHEN PROVIDING ACCESS TO THE REAR GARDEN. TO THE FIRST FLOOR ARE TWO WELL-PROPORTIONED BEDROOMS AND A BATHROOM FITTED WITH A THREE-PIECE SUITE.

EXTERNALLY, THE PROPERTY BENEFITS FROM AN ENCLOSED REAR GARDEN, PROVIDING A LOW-MAINTENANCE OUTDOOR SPACE.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 70 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.

## Lesley Greaves Estate & Lettings Agents

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