



**31 Ashwell Street, Netherfield - NG4 2FQ**

Guide Price **£230,000**





## 31 Ashwell Street

Netherfield, Nottingham

GUIDE PRICE £230,000–£240,000 Superb and characterful 3-bed semi with excellent local amenities and transport on the doorstep! 2 receptions, generous kitchen, modern bathroom and a private garden!

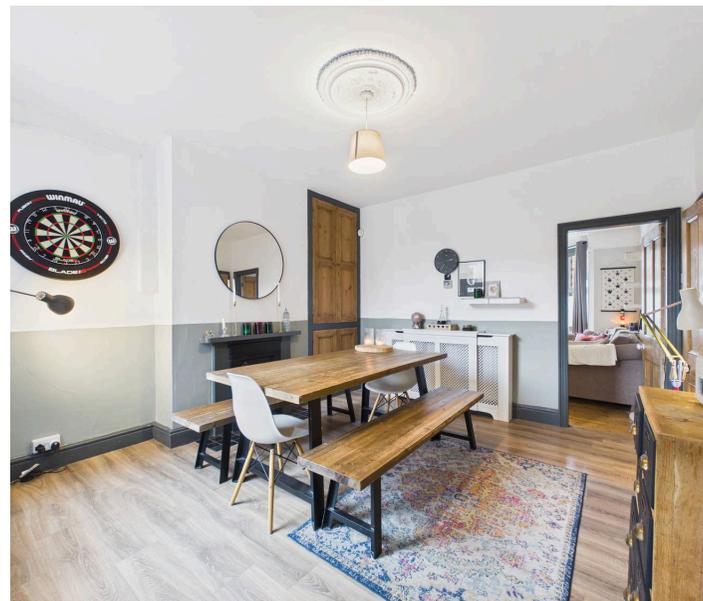
Council Tax band: A

Tenure: Freehold

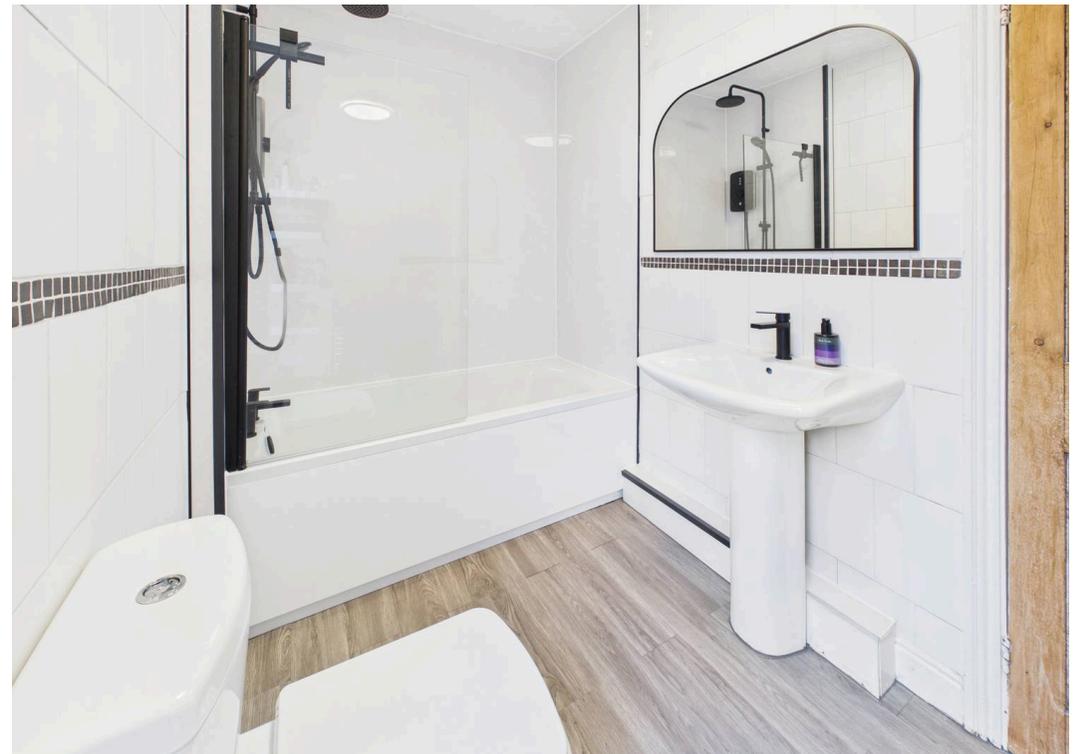
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Well-presented semi-detached home
- Lots of character and full of original features
- Netherfield's amenities and excellent public transport links on the doorstep
- Ideal for first-time buyers or professionals seeking easy access to Nottingham City Centre
- Bright and spacious lounge with an original fireplace and feature bay window
- Adjoining dining room with open access to the kitchen
- Superb fitted kitchen with a range of integrated appliances and a useful pantry/store
- Three first floor bedrooms (all with feature fireplaces)
- Contemporary bathroom with a three-piece white suite and a twin-head rainfall over-bath shower
- South-easterly facing lawned garden with patio seating space









Approximate total area<sup>(1)</sup>

48.4 m<sup>2</sup>  
522 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360





## David James Estate Agents

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