



## 5 Brierley Green, Netherfield - NG4 2PP

Guide Price £30,000



## 5 Brierley Green

Netherfield, Nottingham

GUIDE PRICE £30,000 – £35,000 One bed retirement bungalow for the over 55s offered with no chain and with 25% ownership – close to amenities! Featuring a good-sized lounge, shower room & conservatory.

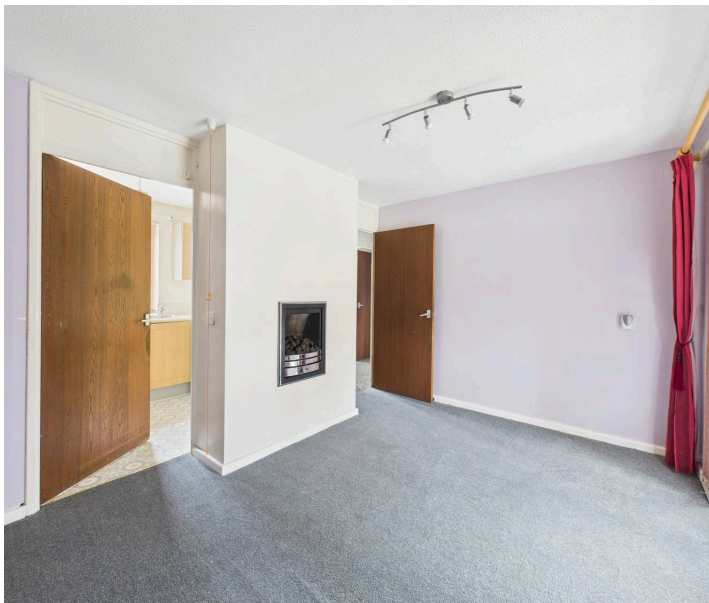
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Retirement bungalow on a popular over 55's retirement complex, located on a quiet public footpath
- Offered to the market with no upward chain with 25% ownership (rent payable on remaining 75%)
- Great location within walking distance of Netherfield's amenities and transport links
- Entrance hallway with two useful storage cupboards (one housing the gas combination boiler)
- Lounge with feature gas fire and patio doors into the conservatory
- Light wood-effect kitchen units with integrated cooker hood and space for freestanding appliances
- Lean-to conservatory with views over the gardens making it the perfect place to relax in
- Good-sized double bedroom with lovely views
- Shower room with three-piece suite, double width walk-in enclosure and electric shower
- Allocated garden space in the communal gardens and off-street parking space in the communal parking bays





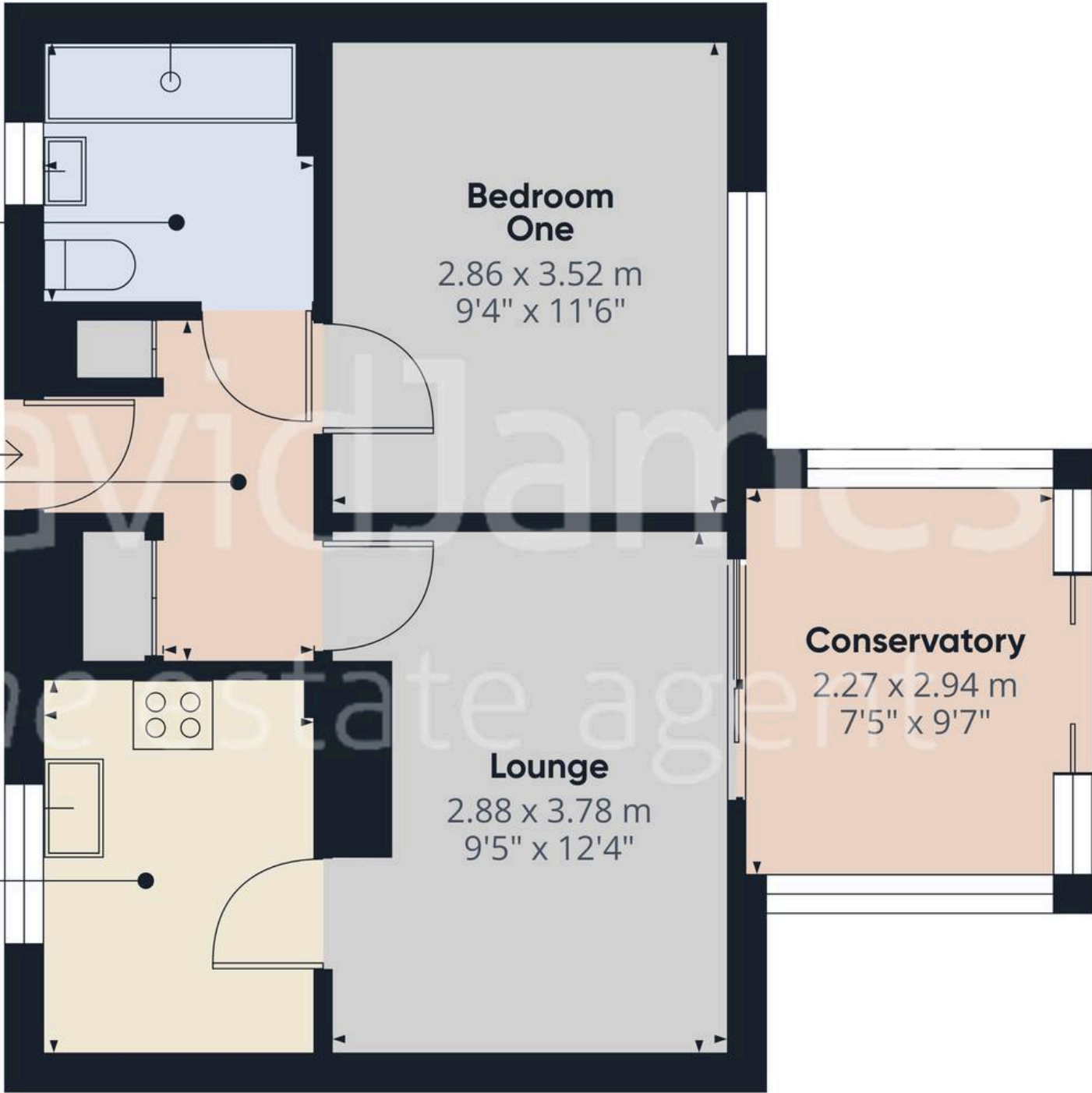




**Shower Room**  
1.99 x 1.98 m  
6'6" x 6'5"

**Entrance Hallway**  
1.18 x 2.52 m  
3'10" x 8'3"

**Kitchen**  
2.01 x 2.75 m  
6'7" x 9'0"



**Bedroom One**  
2.86 x 3.52 m  
9'4" x 11'6"

**Conservatory**  
2.27 x 2.94 m  
7'5" x 9'7"

**Lounge**  
2.88 x 3.78 m  
9'5" x 12'4"

**Approximate total area<sup>(1)</sup>**  
41.1 m<sup>2</sup>  
442 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.



## David James Estate Agents

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