

TANNERS

3 Rochester Avenue, Netherfield,
Nottingham NF4 2PL



Price: £42,500 for 25% shared ownership
Leasehold

A modern semi-detached retirement bungalow for
over 55's, available at 25% ownership, well-
presented and decorated with an upgraded
shower room.

28-30 Pelham Street, Nottingham NG1 2EG

Telephone: 0115 958 6586

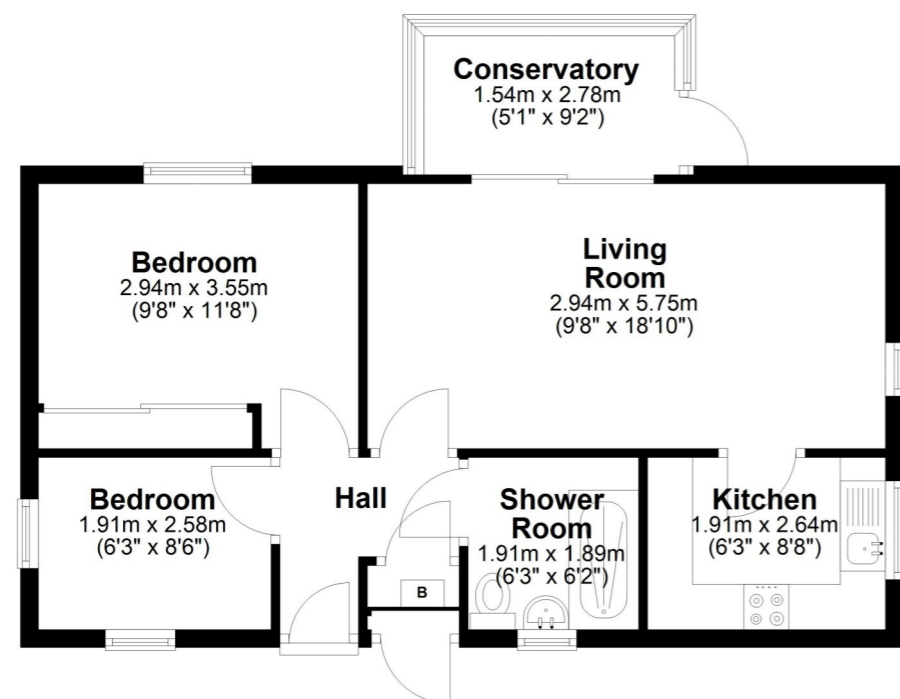
www.tanners-properties.co.uk

e mail: tanners@tannersproperties.co.uk



Ground Floor

Approx. 51.1 sq. metres (550.0 sq. feet)



Total area: approx. 51.1 sq. metres (550.0 sq. feet)

The Independent Property Professionals

Directional Note

The property can be approached by travelling along the Colwick Loop Road from Nottingham, and at the traffic light junction adjacent to Lidl, turn left into Victoria Road then take the 2nd turn right into Kingsly Drive and then left into Rochester Avenue, the bungalow occupying a prominent corner position.

Description

An opportunity to acquire a 25% ownership in this retirement bungalow for those age 55 and over providing well appointed accommodation which is tastefully decorated and well presented throughout with recent improvements including the upgrading of the shower room. The property has the advantage of an attached conservatory. This semi detached bungalow is in a prominent position on the development having a small south and east facing garden adjoining Kingsly Drive and Rochester Avenue, the locality within walking distance of the busy Netherfield shopping centre and other facilities including a Lidl supermarket. There are regular bus services close by, and Netherfield has a railway station on the regional Rail line linking Nottingham and Newark. We are advised there are monthly charges totalling approximately £491.47

Accommodation

The accommodation has the benefit of gas fired central heating and double glazing.

Entrance hall, boiler cupboard housing Glow Worm gas fired central heating boiler

Living Room electric fire in attractive fireplace, doors leading to

Conservatory double glazed built on low brick walls.

Kitchen fitted with white fronted wall cupboards and base units incorporating stainless steel sink, inbuilt electric oven with gas hob over

Bedroom 1

Bedroom 2

Shower room, recently refurbished with a good sized walk in shower, vanity wash basin and low suite w/c

Outside

The bungalow has the advantage of small wrap around south and east facing gardens laid mainly to lawn. Resident parking bays are close by.

Tenure

We understand the property is **Leasehold**. Further information is available to perspective purchases

Energy Performance Certificate

Below is the graph relating to this property. Should you require further information please do not hesitate to contact this office.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax:

Council Tax Band B current charges **£ 2,009.59**
2026/2027 Gedling Borough Council

Viewing:

Strictly by appointment through the Nottingham Office Tel: 01159586586
E mail: tanners@tannersproperties.co.uk



Note: These details are for guidance only. All measurements are approximate and none of the appliances or services have been tested. These particulars do not form part of an offer or contract nor may they be regarded as representations. All interested parties must verify their accuracy.