



## 21 Ashwell Street, Netherfield - NG4 2FQ

Guide Price £250,000 - £260,000





## 21 Ashwell Street

Netherfield, Nottingham

GUIDE PRICE £250,000–£260,000 Charming 3-storey mid-terrace home offered with no chain! Convenient location, 4 versatile bedrooms and 2 reception rooms. Viewing recommended! Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Charming three-storey mid-terrace house
- Offered to the market with no upward chain
- Excellent amenities and transport links close by
- Entrance hall with traditional style flooring
- Two characterful reception rooms
- Modern kitchen with ample storage
- Four bedrooms (three doubles and a versatile fourth bedroom/dressing room)
- Bathroom/WC with white suite and mains shower
- Low-maintenance and south-easterly facing rear garden with decking area
- Viewing highly recommended





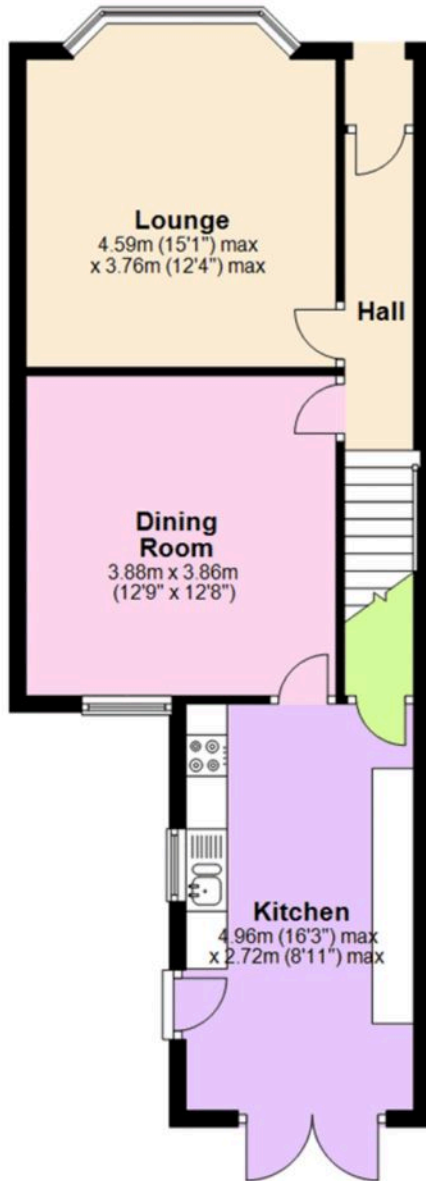






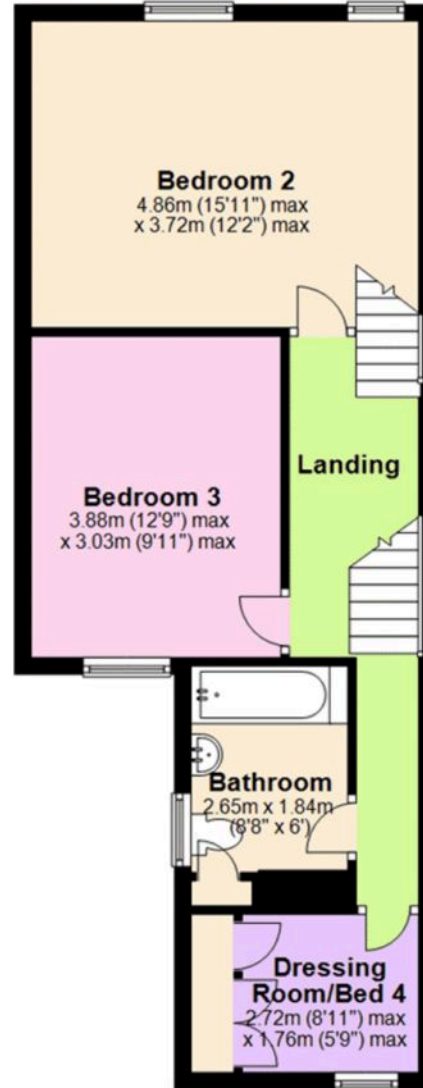
### Ground Floor

Approx. 51.1 sq. metres (550.1 sq. feet)



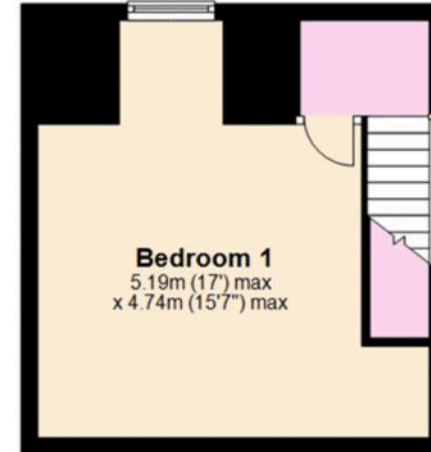
### First Floor

Approx. 50.4 sq. metres (543.0 sq. feet)



### Second Floor

Approx. 23.9 sq. metres (257.3 sq. feet)



Total area: approx. 125.5 sq. metres (1350.4 sq. feet)





## David James Estate Agents

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