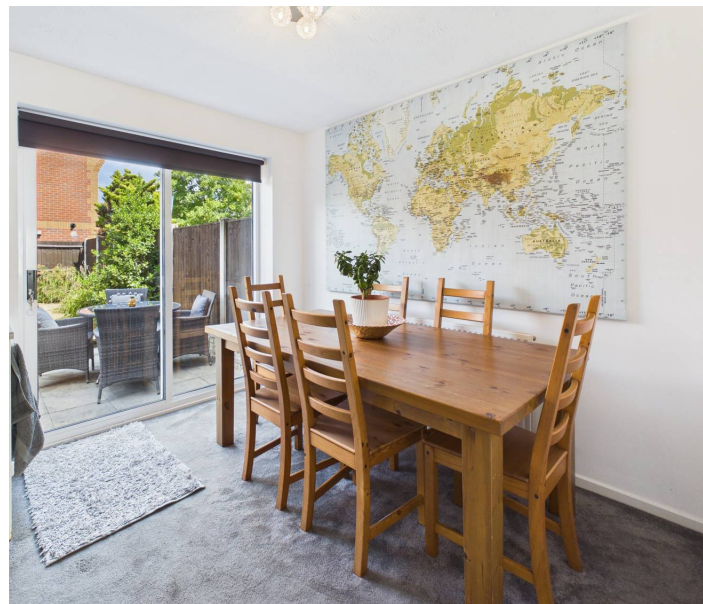




35 Nether Pasture, Netherfield – NG4 2JZ

Guide Price £220,000 – £230,000

DavidJames
the estate agent



35 Nether Pasture

Netherfield, Nottingham

GUIDE PRICE £220,000–£230,000 Immaculately-presented 3 bed semi close to Victoria Retail Park, supermarkets & transport links with spacious lounge, dining kitchen, enclosed garden & tandem driveway.

Council Tax band: B

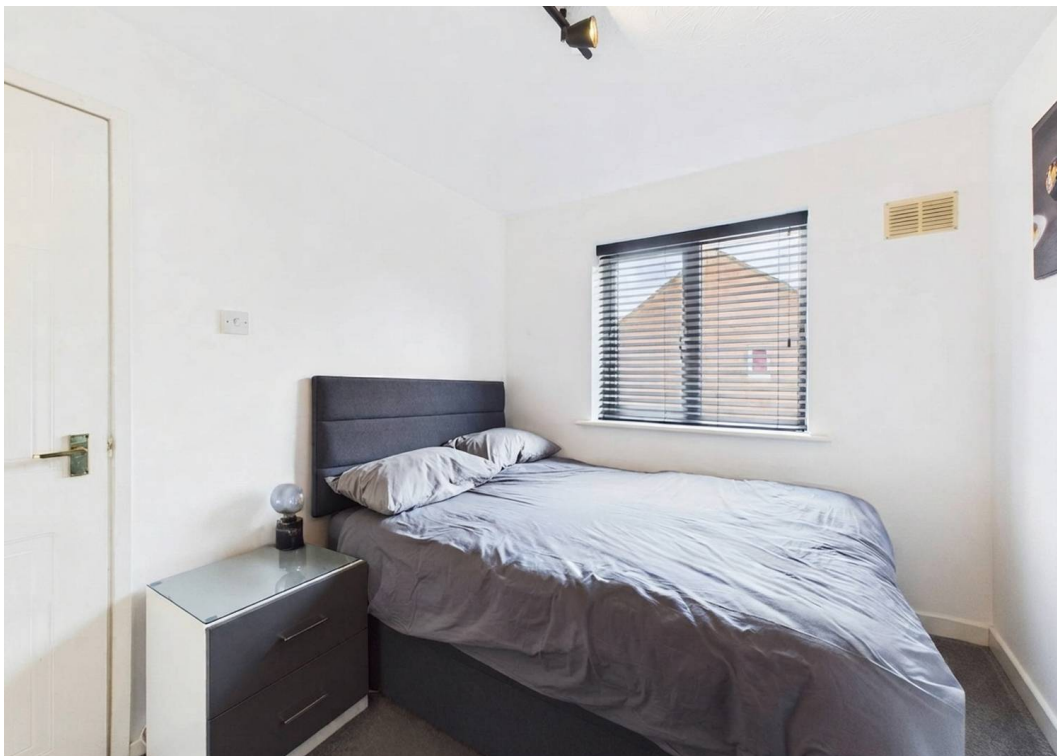
Tenure: Freehold

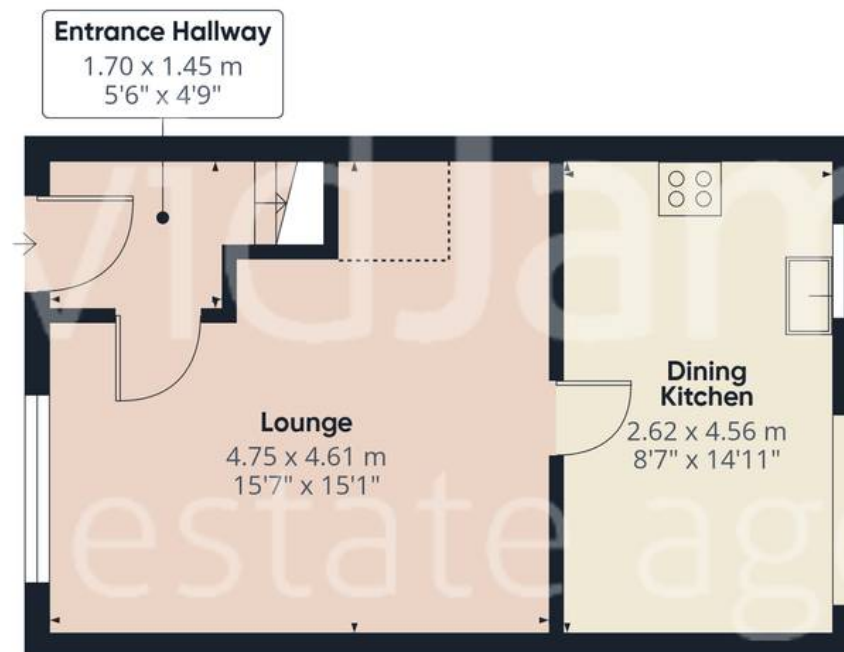
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

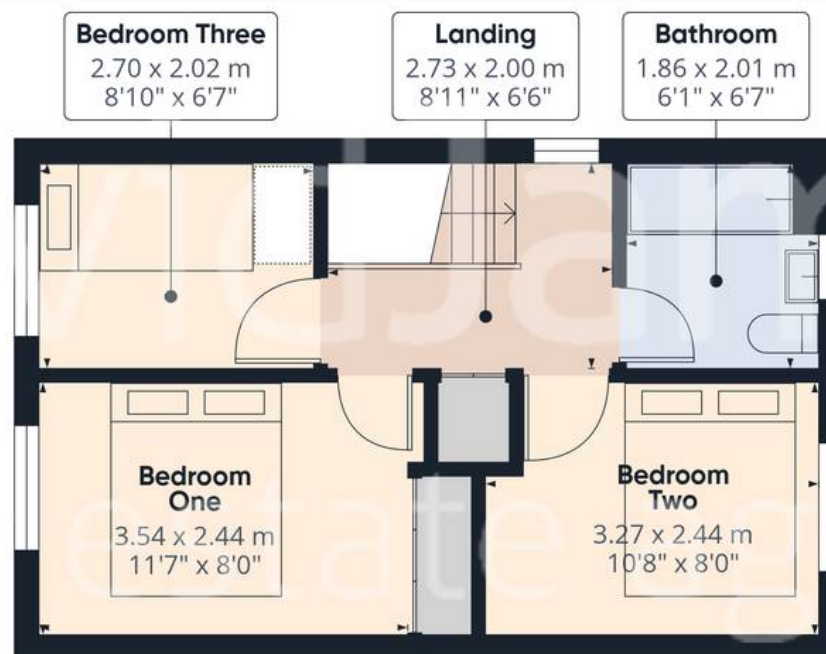
- Immaculately presented semi-detached home
- Within easy walking distance of Victoria Retail Park, supermarkets and travel links
- Ideal purchase for first-time buyers, families and investors
- Bright and spacious front-facing lounge with stylish decor
- Open-plan dining kitchen with integrated cooking appliances
- Three well-proportioned first floor bedrooms
- Main bedroom with fitted sliding door wardrobes
- Modern bathroom with mains shower and vanity storage
- Tandem driveway providing generous off-street parking
- Enclosed rear garden featuring patio and lawn







Floor 0



Floor 1

Approximate total area⁽¹⁾

64.3 m²

693 ft²

Reduced headroom

1 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360





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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.