

Emma Terry Homes

moving made personal



6 Rochester Avenue

Netherfield, Nottingham, NG4 2PL

£170,000 - £180,000



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** Guide Price £170,000 - £180,000 **

Located in Netherfield, Nottingham, this delightful end town house on Rochester Avenue presents an excellent opportunity for families and first-time buyers alike. Three bedrooms provides ample space for all of your potential needs.

The open kitchen/diner offers a wonderful setting for family meals and social gatherings. With patio doors in the lounge leading to the rear, this area seamlessly connects indoor and outdoor living, allowing for easy access to the garden. The outdoor space is perfect for summer barbecues or simply enjoying a morning coffee in the fresh air.

Additionally, the property benefits from off-street parking, a valuable feature in this sought-after location, ensuring convenience for residents and visitors alike. The bathroom is well-appointed, catering to the needs of the household with ease.

This end town house is not only a comfortable living space but also a fantastic opportunity to become part of a friendly community. With local amenities, schools, and parks nearby, this property is ideally situated for those seeking a balanced lifestyle.



HALL

Entrance door to property, UPVC double glazed obscure windows and door through to kitchen/diner and living room.

KITCHEN/DINER

9'9" x 15'8" (2.98 x 4.78)

Built in induction hob, oven, extractor fan, sink with mixer tap and drainer, a variety of base storage units, space for washer and fridge, UPVC double glazed window to side, a UPVC double glazed bay window to front, an electric storage heater and doors through to storage cupboard and hall.

LOUNGE

11'1" x 15'8" (3.40 x 4.78)

Patio doors to rear garden, an electric storage heater, UPVC double glazed window to side and door through to hall.

LANDING

Doors through to bedroom 1, 2, 3 and bathroom, access to loft which is partially boarded.

BEDROOM 1

11'1" x 8'4" (3.40 x 2.56)

UPVC double glazed window to rear, storage cupboard and a panel heater.

BEDROOM 2

9'9" x 8'11" (2.98 x 2.74)

UPVC double glazed window to side, airing cupboard and a panel heater.

BEDROOM 3

7'10" x 6'9" (2.40 x 2.07)

UPVC double glazed window to rear and a panel heater.

BATHROOM

A low level flush W.C, bath with mixer tap, hand wash basin with mixer tap, heater, towel rail and a UPVC double glazed obscure window to front.

REAR

Lawn area, paved area, a shed, a greenhouse, gated pave drive and gated access to front.

FRONT

Fence and bushes surrounding front lawn area with a path to the side entrance door and off street parking.

Tel: 0115 966 57 41









Road Map



Hybrid Map



Terrain Map



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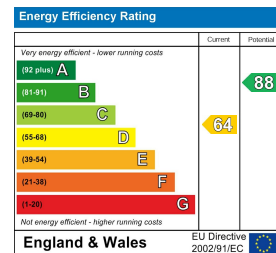


All measurements are approximate and for display purposes only

Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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