

33 Carnarvon Street, Netherfield - NG4 2FL

Guide Price £140,000

DavidJames
the estate agent







33 Carnarvon Street

Netherfield, Nottingham

GUIDE PRICE £140,000 - £150,000 2-bed mid-terrace home conveniently located near amenities and transport links! Lounge, dining kitchen with utility and a low-maintenance southerly garden. Ideal for first-time buyers/investors!
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Mid-terrace home
- Ideal for a range of purchasers including first-time buyers, professionals and investors
- Offering excellent potential for buyers seeking a home to personalise
- Conveniently positioned close to local amenities and public transport links for everyday accessibility
- Good-sized front facing lounge
- Modern mono-chrome dining kitchen with space for freestanding appliances, and brand new boiler fitted June 26 with 5 year warranty
- Adjoining rear lobby area provides flexible utility/storage space
- Two generously sized double bedrooms
- First floor three-piece bathroom (doubling as a main bedroom en-suite)
- Low-maintenance southerly facing rear garden with fencing and a useful timber shed

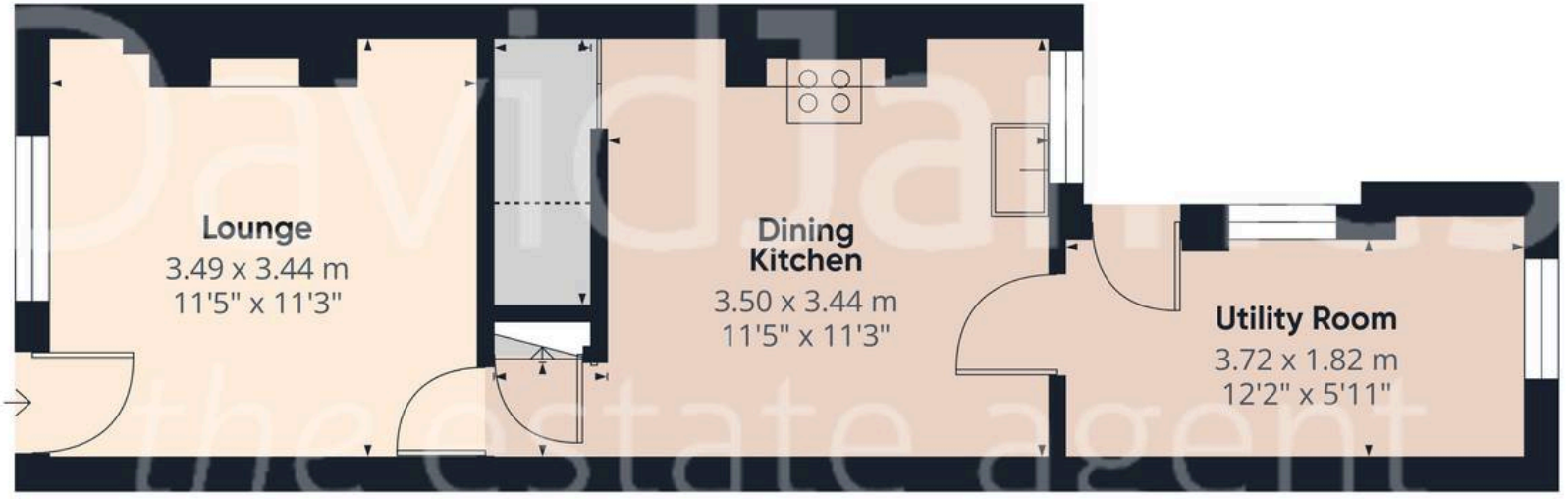












Floor 0



Floor 1

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Approximate total area(1)

61.5 m²

662 ft²

Reduced headroom

0.6 m²

7 ft²

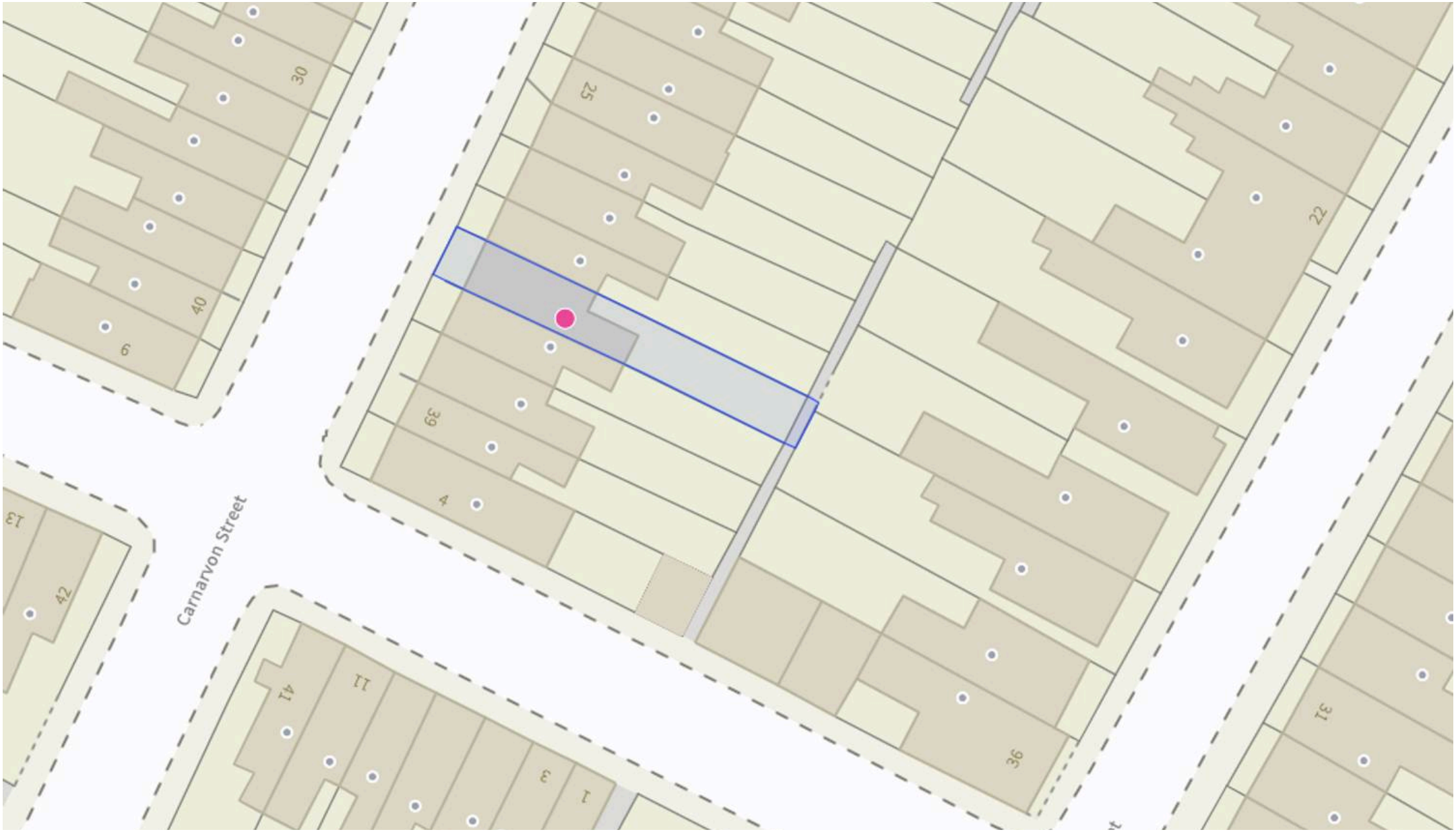
(1) Excluding balconies and terraces

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.

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