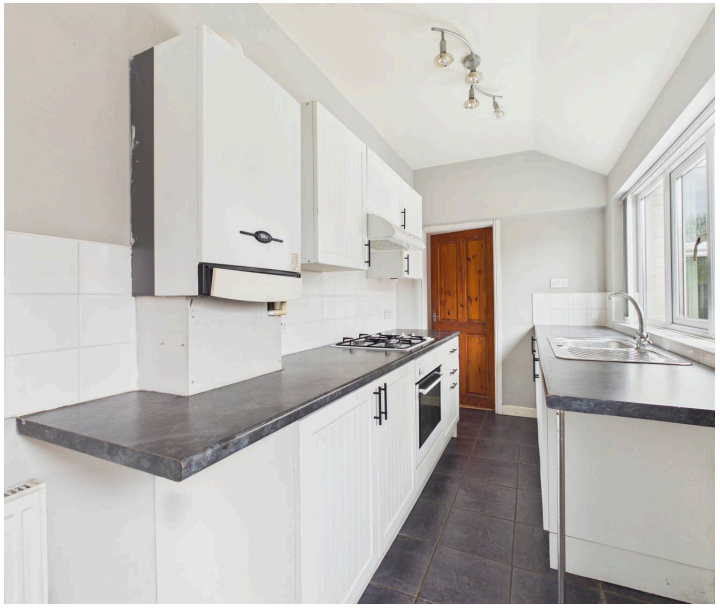


2 Cooper Street, Netherfield - NG4 2HX

Guide Price £155,000

DavidJames
the estate agent







2 Cooper Street

Netherfield, Nottingham

GUIDE PRICE £155,000 - £160,000 NO CHAIN!
Three-storey end terrace with 3 beds, 2 rec rooms, fitted kitchen & bathroom. Walking distance of amenities, transport links & shops with easy-care rear garden.
Council Tax band: A

Tenure: Freehold

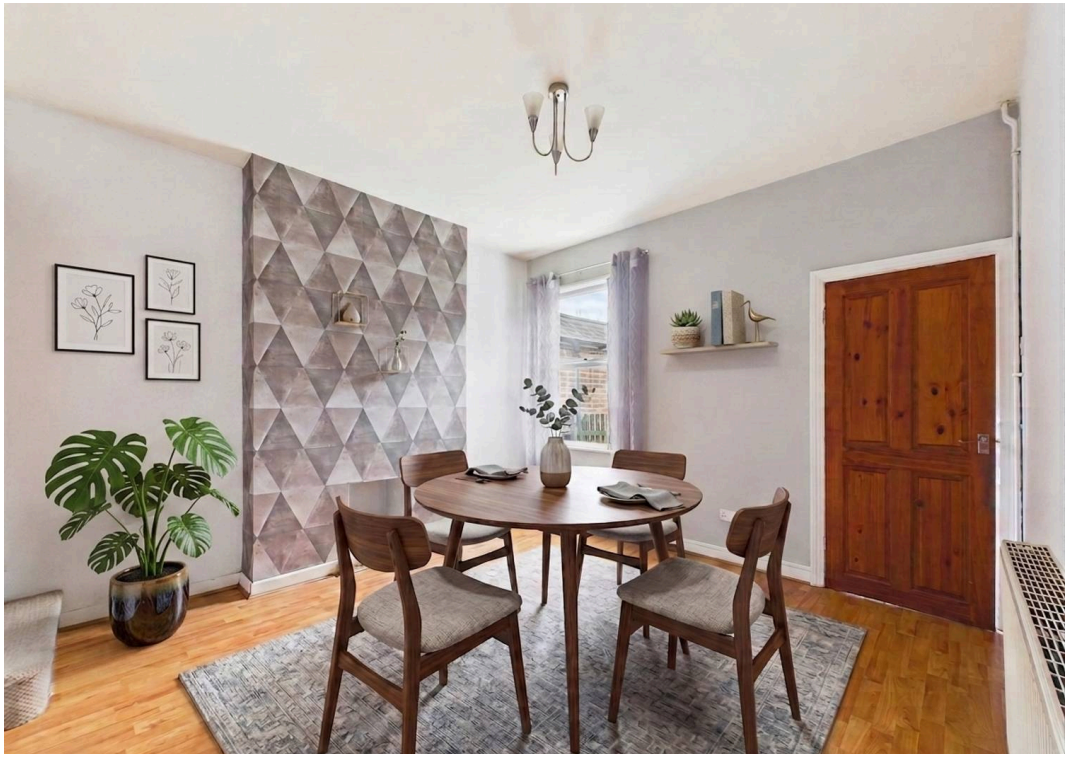
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Three storey end-terrace home
- Offered to the market with no upward chain
- Ideal first-time purchase or investment opportunity close to Netherfield's amenities and transport links
- Bright and airy front aspect lounge with feature fireplace
- Separate good-sized dining room with rear garden views
- Well-equipped fitted kitchen with integrated cooking appliances
- Modern ground-floor bathroom with dual-head rainfall shower over bath
- Two well-proportioned first floor double bedrooms
- Spacious second floor double bedroom with skylight
- Low maintenance rear garden with block paving and gravel finish

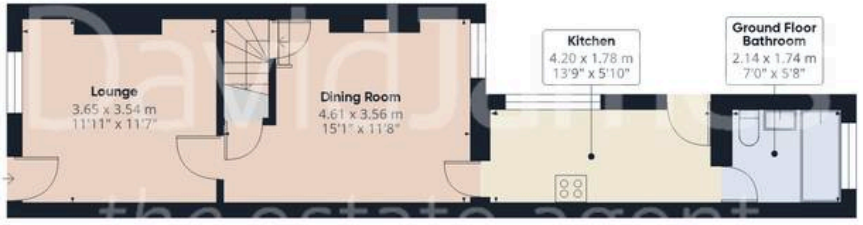




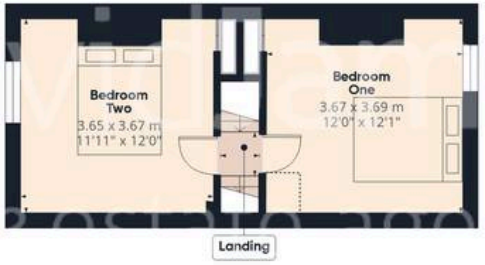








Floor 0



Floor 1





Floor 2

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the estate agent

Approximate total area(1)

80.2 m²

864 ft²

Reduced headroom

0.4 m²

5 ft²

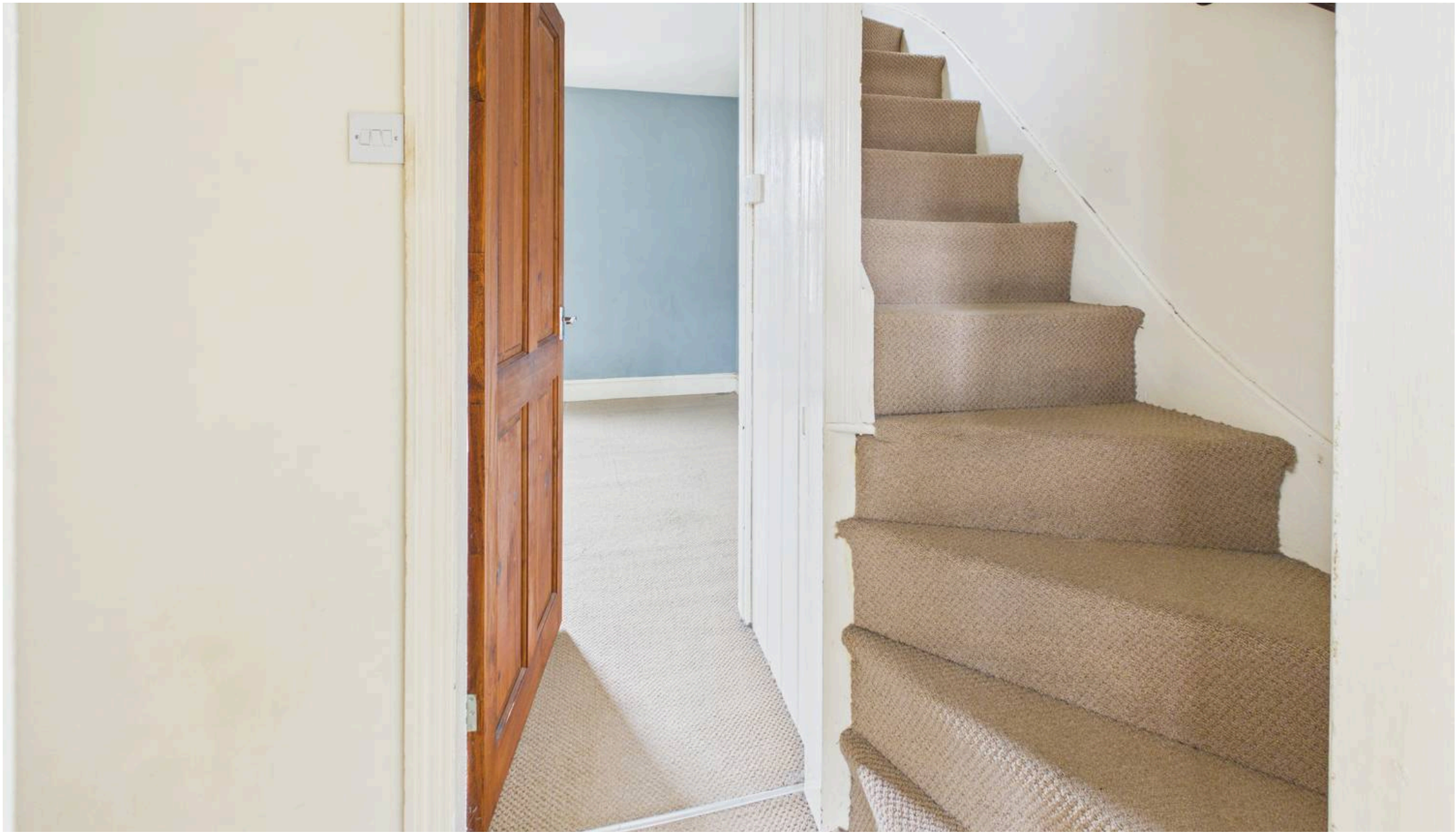
(1) Excluding balconies and terraces

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.