

# HoldenCopley

PREPARE TO BE MOVED

Curzon Street, Netherfield, Nottinghamshire NG4 2NU

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**£800 PCM**

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## LOCATION LOCATION LOCATION...

This Victorian terraced house is well presented throughout boasting of spacious accommodation with availability for in-built storage also recently benefitting from re-decoration and will make a great home for a working professionals or couples looking to be located in the popular location of Netherfield within close proximity to a range of shops, eateries and transport links into the City Centre. Internally to the ground floor there are two good sized reception rooms, a modern fitted galley style kitchen and the first floor holds two double bedrooms serviced by a bathroom suite and separate en-suite.

Outside to the front is availability for on street parking and to the rear there is an enclosed low maintenance garden, perfect for Summer!

MUST BE VIEWED





- Terraced House
- Two Good Size Reception Rooms
- Modern Fitted Kitchen
- Two Double Bedrooms
- Four Piece Bathroom Suite & En-Suite
- Enclosed Garden
- On-Street Parking Available
- Popular Location
- 360 Virtual Tour
- Available Now





## ACCOMMODATION

### GROUND FLOOR

#### Living Room

11'6" x 11'4" (3.51 x 3.46)

The living room has wood effect laminate flooring, radiator, recessed chimney breast, TV point, UPVC double glazed window to the front elevation and a single UPVC door providing access into the accommodation

#### Dining Room

12'4" x 11'6" (3.77 x 3.51)

The dining room has wood effect laminate flooring, radiator, recessed chimney breast with a feature fireplace, TV point, a storage cupboard, radiator and a single UPVC door providing access to the rear garden

#### Kitchen

13'6" x 6'3" (4.13 x 1.91)

The kitchen has a range of fitted wall and base units with fitted rolled edge work surfaces, a stainless steel sink with drainer and mixer taps, a range style cooker, an extractor fan, space and plumbing for a washing machine, space for a fridge freezer, laminated flooring, part tiled walls and two UPVC double glazed windows to the side elevation

### FIRST FLOOR

#### Landing

The landing has carpeted flooring, loft hatch, provides and provides access to the first floor accommodation

#### Master Bedroom

12'3" x 11'6" (3.75 x 3.51)

The main bedroom has carpeted flooring, radiator and a UPVC double glazed window to the rear elevation and provides access to the bathroom

#### Bedroom Two

11'6" x 10'2" max (3.51 x 3.12 max)

The second bedroom has carpeted flooring, recessed chimney breast, radiator, UPVC double glazed window to the front elevation and provides access to the en-suite

#### En-Suite

5'11" x 2'5" (1.81 x 0.74)

The en-suite has a low level flush WC, pedestal wash basin with taps, a shower cubicle with a wall mounted electric shower and laminated flooring

#### Family Bathroom

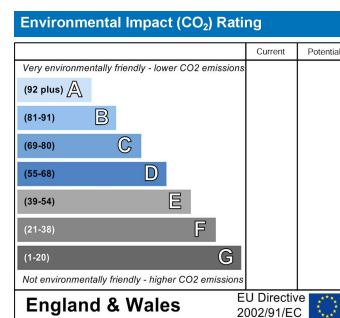
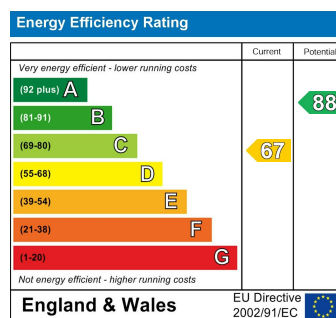
9'3" x 6'6" (2.83 x 1.99)

The bathroom has a panelled bath with mixer taps and a

shower over, a low level flush WC, hand basin with pedestal and taps, radiator, laminated flooring and two UPVC double glazed obscure windows to the side elevation

#### Outside

To the front there is availability for on street parking and to the rear of the property there is an enclosed garden with a patio area and lawned area



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