

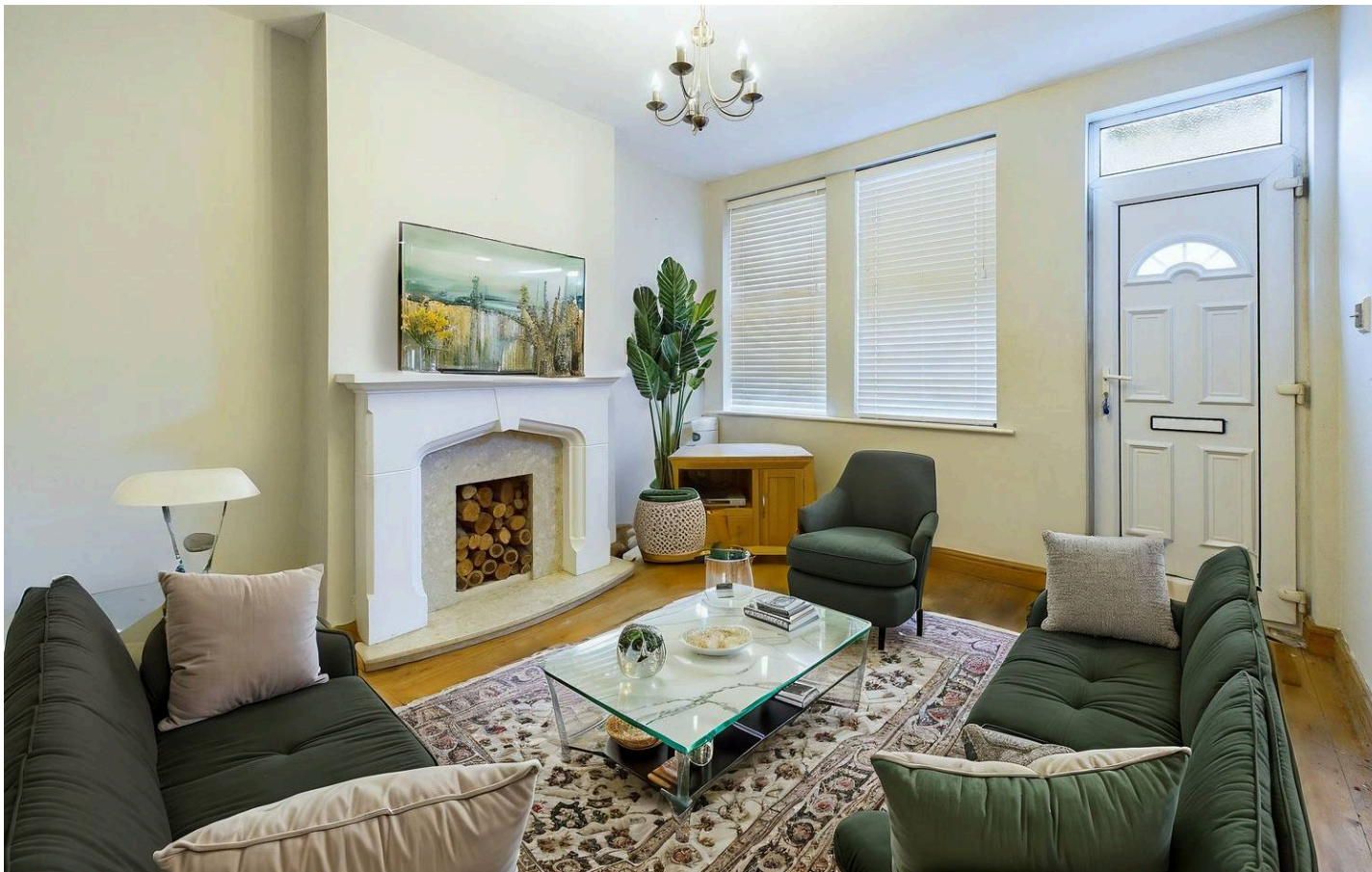


## 8 Lily Avenue, Netherfield – NG4 2NH

Guide Price £160,000

DavidJames  
the estate agent





## 8 Lily Avenue

Netherfield, Nottingham

Charming two bedroom terrace house a short walk from Netherfield's amenities, offered with no upward chain! Two reception rooms, modern kitchen, 2 spacious double bedrooms, bathroom and a rear garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

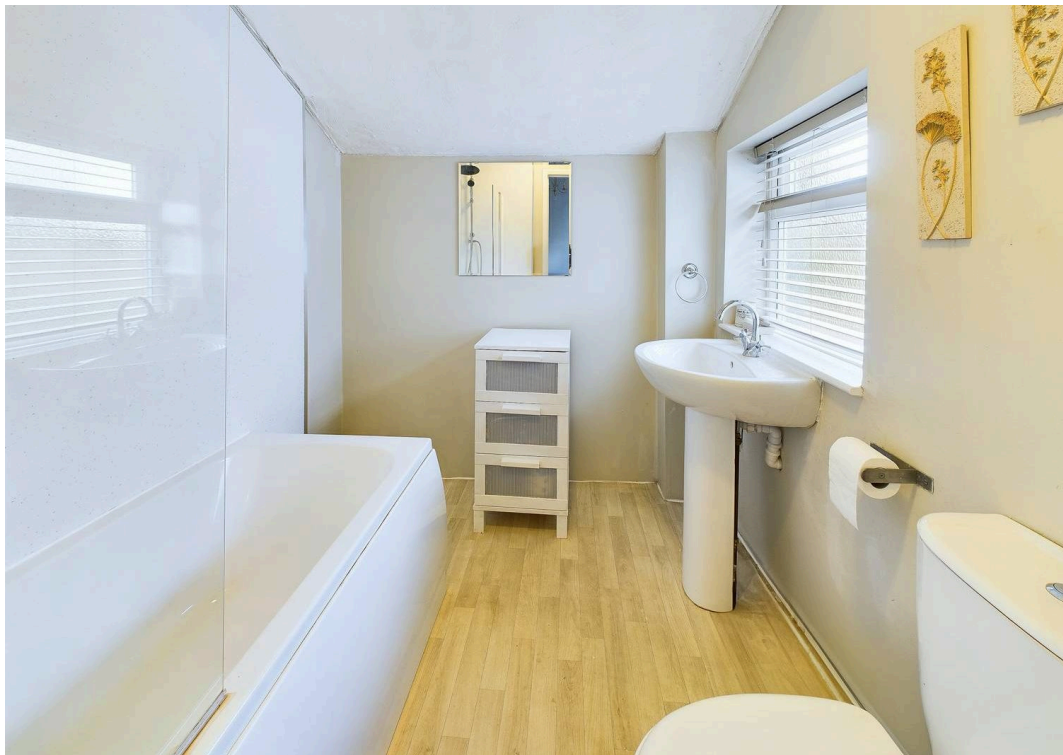
- Mid-terrace house offered with no upward chain
- Ideal for first-time buyers, investors or those looking to downsize
- Close to a wide range of local amenities, schools and public transport services
- Situated in a no-through road position
- Two reception rooms including a lounge with feature fire surround and a separate dining room
- Modern galley-style kitchen with range of units and integrated appliances
- Two generous double bedrooms
- Well-appointed bathroom with white three-piece suite and twin showerheads
- Generous rear garden including an initial decking area leading to a lawn and useful outbuilding















Approximate total area<sup>(1)</sup>

66.36 m<sup>2</sup>

714.31 ft<sup>2</sup>

Reduced headroom

0.42 m<sup>2</sup>

4.48 ft<sup>2</sup>

(1) Excluding balconies and terraces

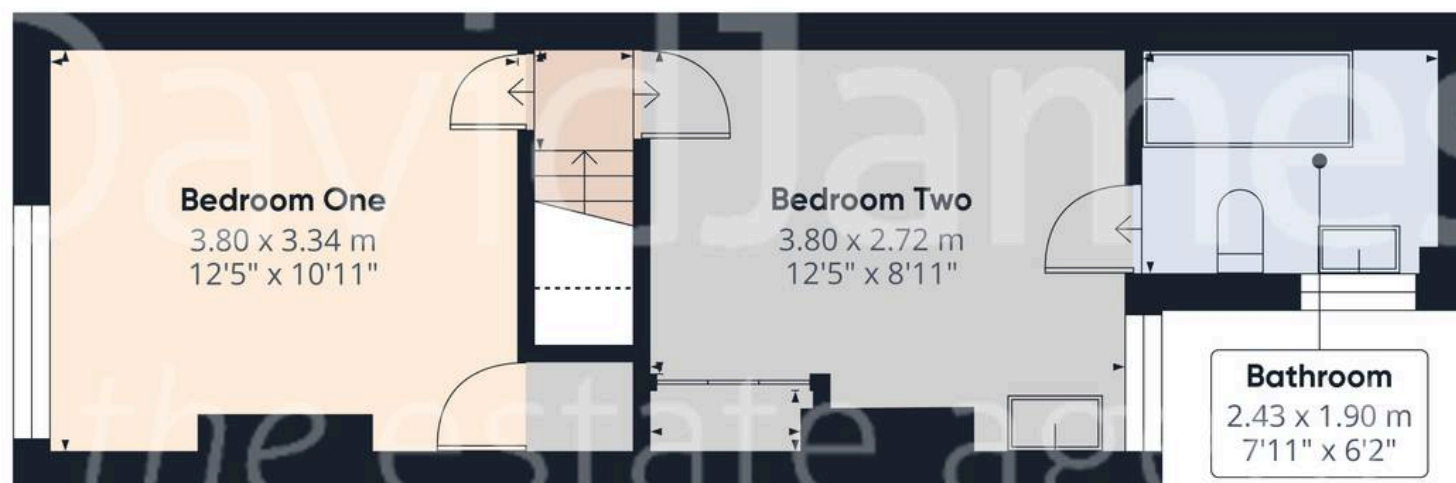
Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360







## David James Estate Agents

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