



9 Wallet Street, Netherfield – NG4 2LT

Guide Price £150,000

DavidJames
the estate agent



9 Wallet Street

Netherfield, Nottingham

Charming 2 bed mid-terraced house close to local amenities and City-bound transport links. Well-maintained with 2 reception rooms, modern kitchen, 2 bedrooms and shower room alongside a low-maintenance yard.

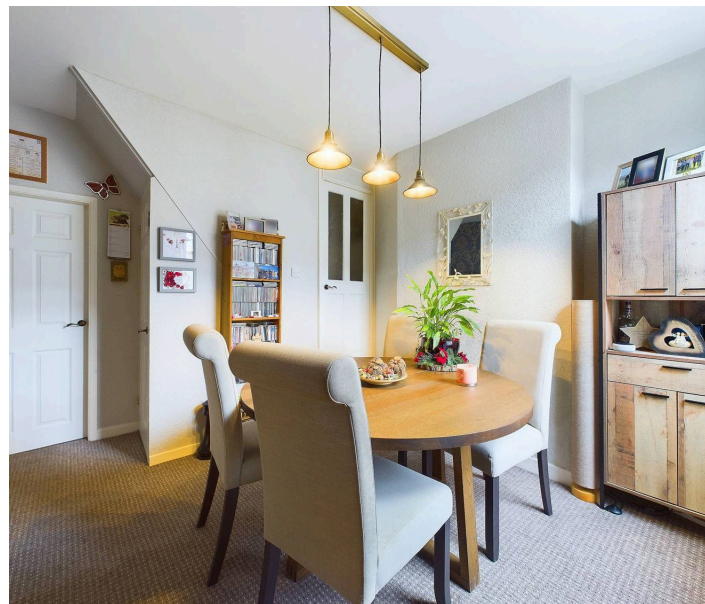
Council Tax band: A

Tenure: Freehold

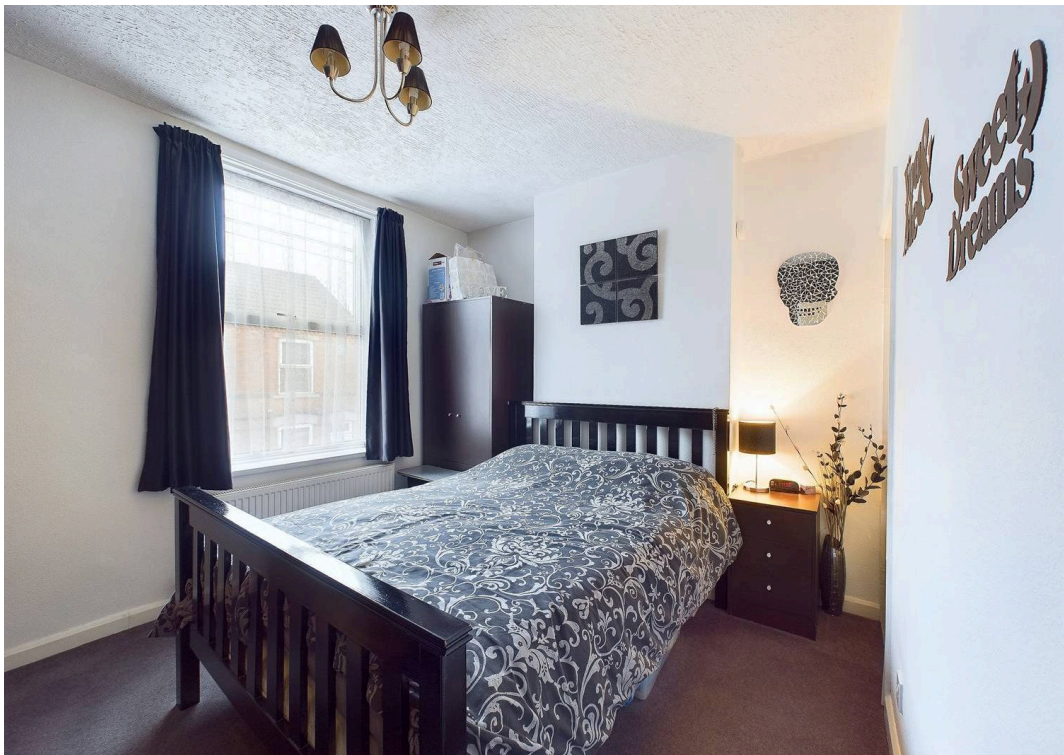
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Mid-terrace house close to Netherfield's amenities
- A short walk from local shopping facilities, frequent buses and train services
- A short commute to Nottingham City Centre
- Victoria Retail Park within easy reach
- Two reception rooms (including a cosy lounge and a separate dining room overlooking rear yard)
- Modern kitchen with a range of integrated appliances and garden access
- Two first floor bedrooms
- Well-appointed modern shower room with a three-piece suite including a generous cubicle
- Part-boarded loft with ladder and lighting for additional storage
- Well-presented courtyard-style garden









Floor 0



Floor 1

Approximate total area⁽¹⁾

50.85 m²

547.34 ft²

(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.

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