



18 Hodgkinson Street, Netherfield – NG4 2HZ

Guide Price £160,000

DavidJames
the estate agent



18 Hodgkinson Street

Netherfield, Nottingham

Well-presented mid-terrace property within easy reach of Netherfield's amenities and Victoria Retail Park – ideal for a first-time buyer or investor! Includes a lounge, open plan dining kitchen, 2 double bedrooms and 2 bathrooms.

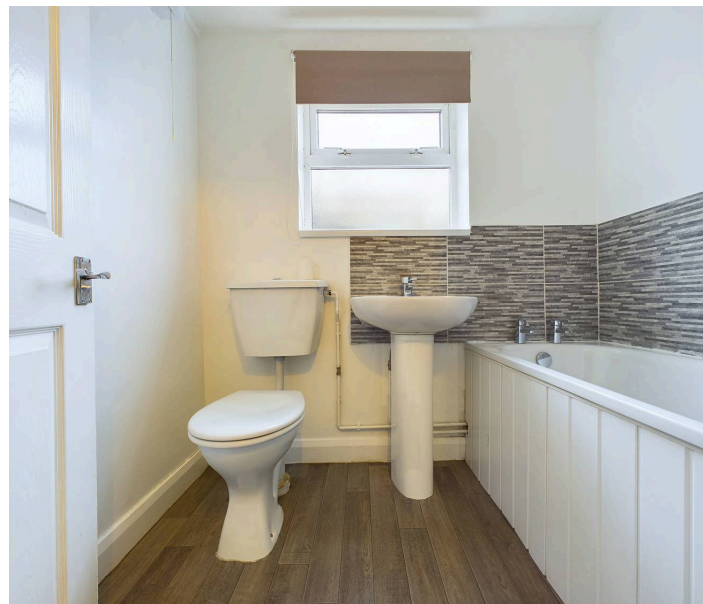
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Well-presented terraced house
- Offered to the market with no upward chain
- Ideal for first time buyers, downsizers and investors
- Close to Netherfield's amenities, transport links and the nearby Victoria Retail Park
- Neutrally decorated throughout
- Well-proportioned lounge with feature fire surround and high ceilings
- Dining kitchen with modern fitted units and space for freestanding appliances
- Two double bedrooms (main bedroom with an en-suite shower room)
- Ground floor bathroom with a three-piece white suite
- Enclosed rear garden with a patio seating area







Floor 0

Approximate total area⁽¹⁾

64.35 m²

692.66 ft²

Reduced headroom

0.01 m²

0.11 ft²



Floor 1

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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