



9 Carnarvon Street, Netherfield – NG4 2FL

Guide Price **£150,000**

DavidJames
the estate agent



9 Carnarvon Street

Netherfield, Nottingham

Mid-terraced house close to Netherfield's amenities, ideal for first-time buyers or investors and offered with no chain! Includes 2 reception rooms, modern kitchen, 2 double beds and family bathroom.

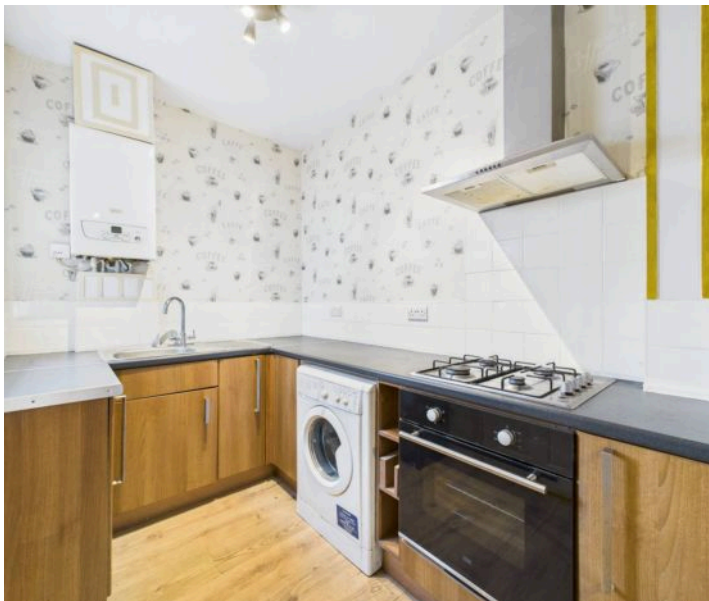
Council Tax band: A

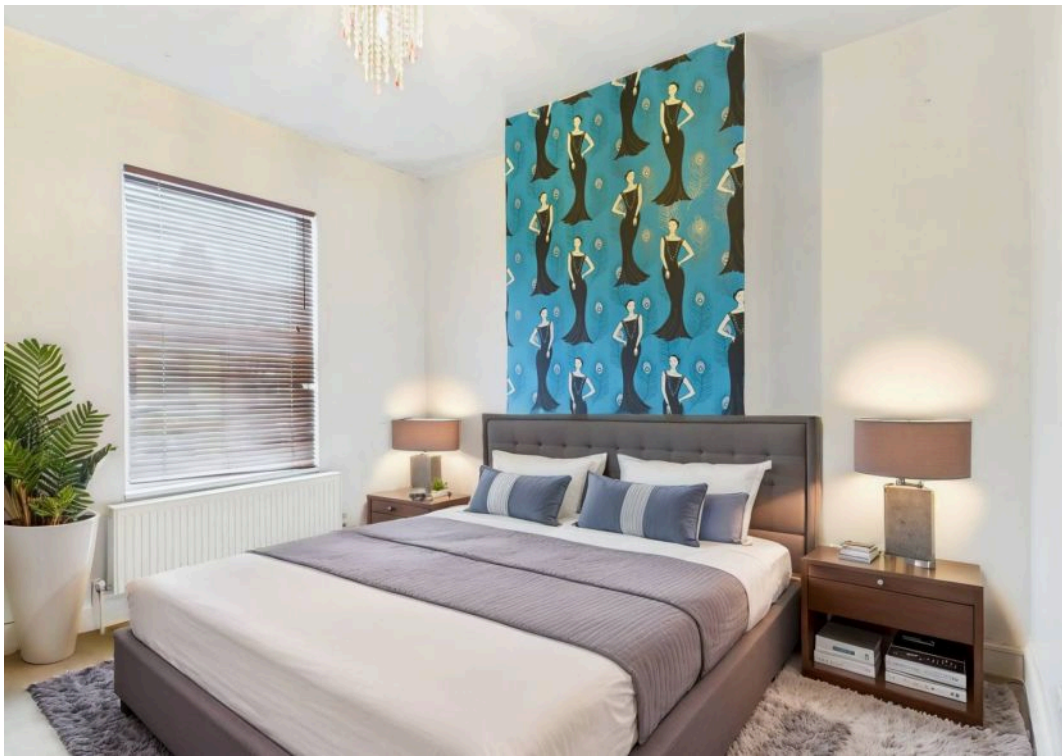
Tenure: Freehold

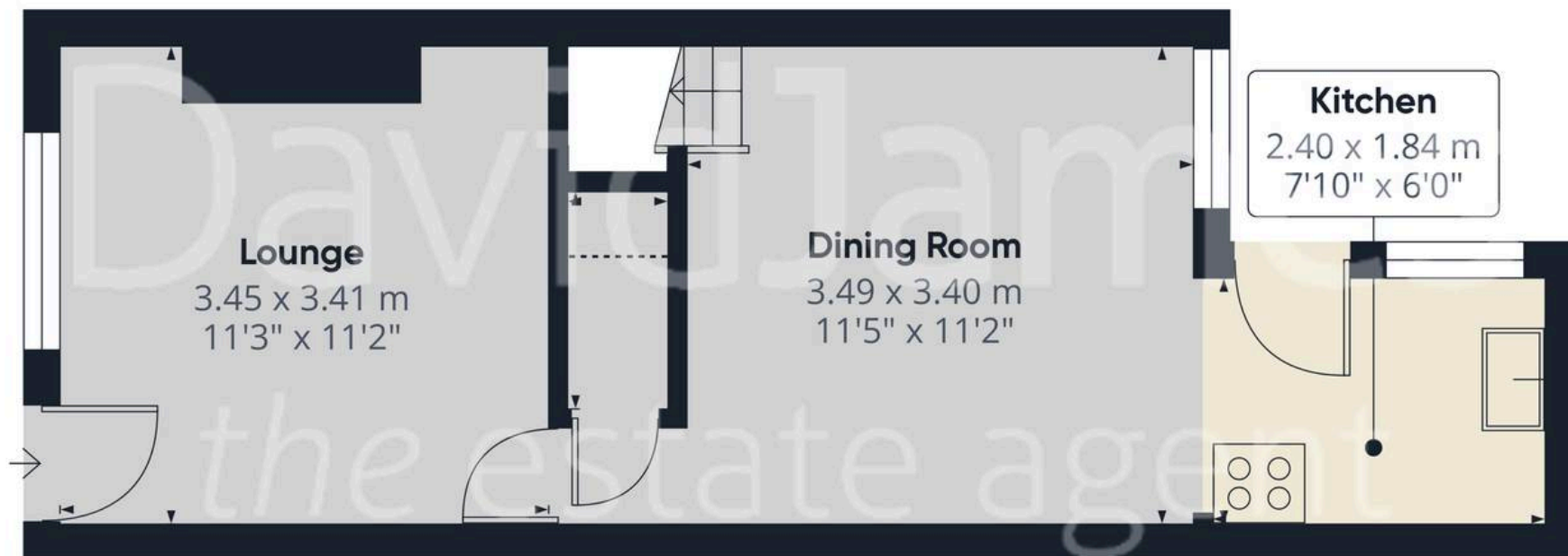
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Mid-terraced house
- Offered to the market with no upward chain
- Perfect for first-time buyers, downsizers or investors
- Good-sized front facing lounge
- Spacious dining room with open kitchen access
- Modern kitchen with timber-effect units and integrated cooking appliances
- Two first floor double bedrooms
- Family bathroom with a three-piece suite
- Low-maintenance enclosed rear garden with practical outdoor storage
- A short walk from Netherfield's nearby amenities and transport links







Floor 0

Approximate total area⁽¹⁾

58.95 m²

634.54 ft²

Reduced headroom

0.32 m²

3.42 ft²



Floor 1

(1) Excluding balconies and terraces

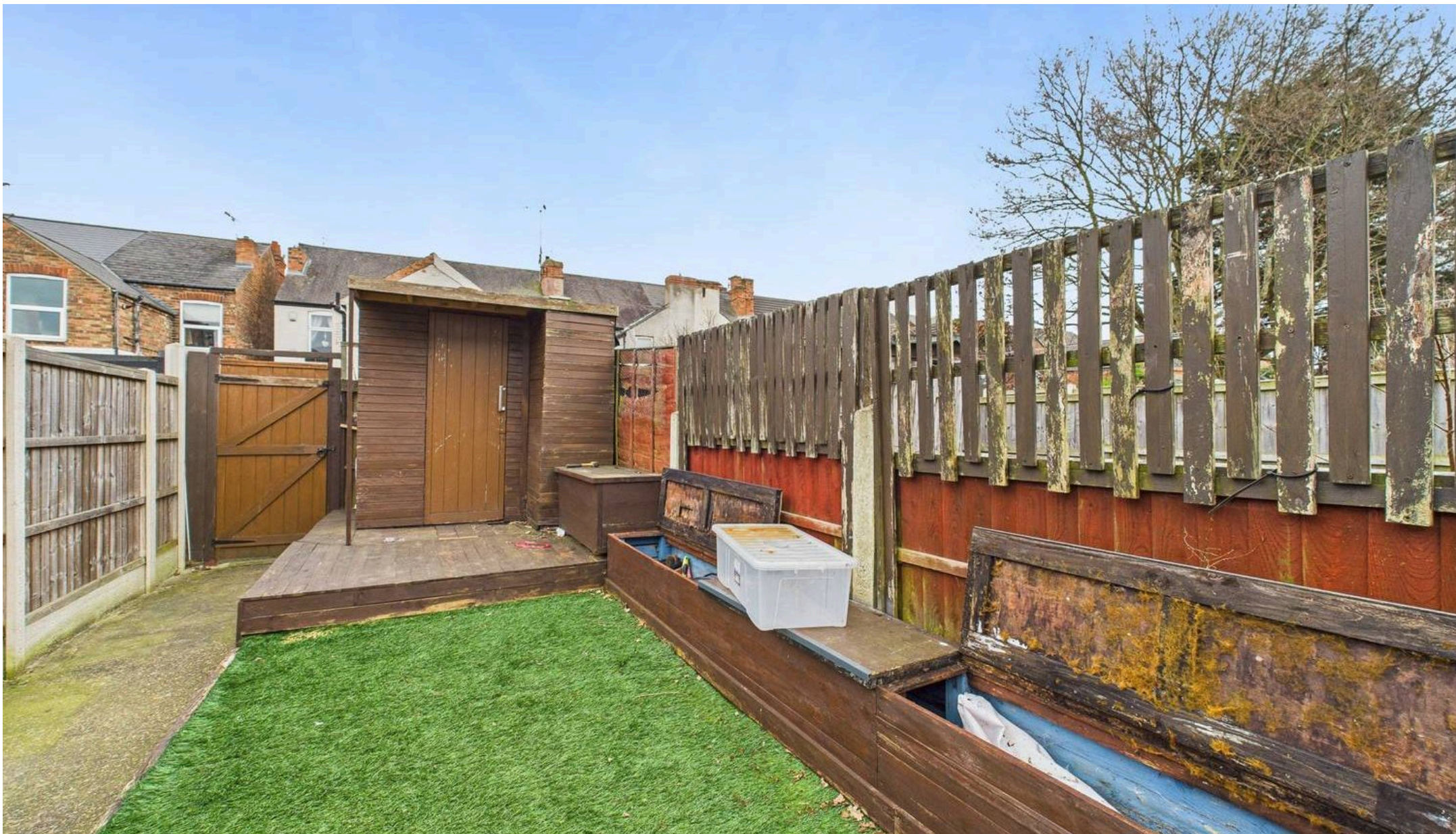
Reduced headroom

..... 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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David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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