



**12 Godfrey Street, Netherfield, Nottingham, NG4 2JG**

Guide Price **£190,000**

**DavidJames**  
the estate agent





## 12 Godfrey Street

Netherfield, Nottingham

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Spacious three storey semi-detached house sold with no upward chain
- Three bedrooms, set over the first and second floors
- Lounge with fireplace and Bamboo finish flooring
- Dining room with stripped and varnished floorboards and period style fireplace
- Kitchen with Oak finish panelled units, tiled flooring and integrated oven, hob and extractor
- First floor bathroom/Wc with white suite and separate shower cubicle with mains pressure shower
- Combination gas central heating, UPVC double glazing
- Externally accessed utility room, large double garage/workshop provides ample off road parking, workshop or storage space
- Tandem driveway provides off road parking
- In walking distance of the amenities in both Netherfield and Victoria Retail Park









Floor 0



Floor 1



Floor 2

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

140.21 m<sup>2</sup>

1509.22 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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