



## 2 Drummond Avenue, Netherfield – NG4 2PR

Guide Price £200,000

DavidJames  
the estate agent





## 2 Drummond Avenue

Netherfield, Nottingham

Guide Price £200,000-£210,000. Ideal end-townhouse with no chain, great for first-time buyers or investors. Convenient location near transport links, schools and amenities. 3 beds, garden and parking. Viewing highly recommended!

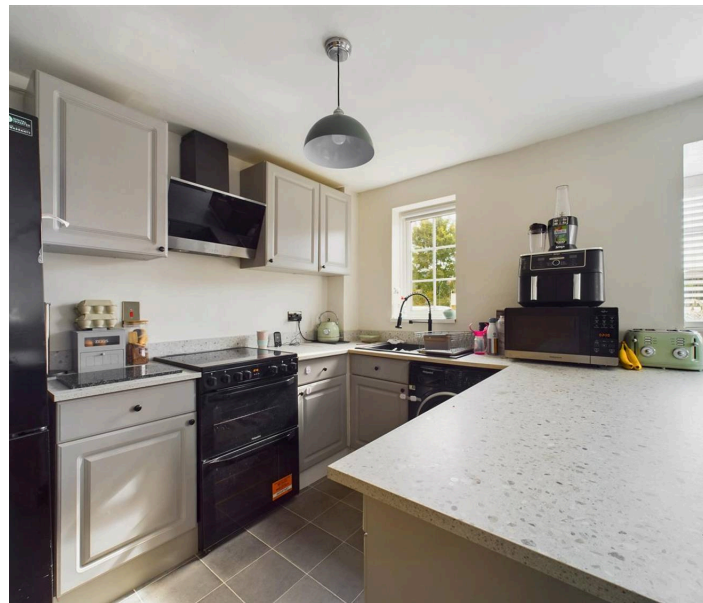
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

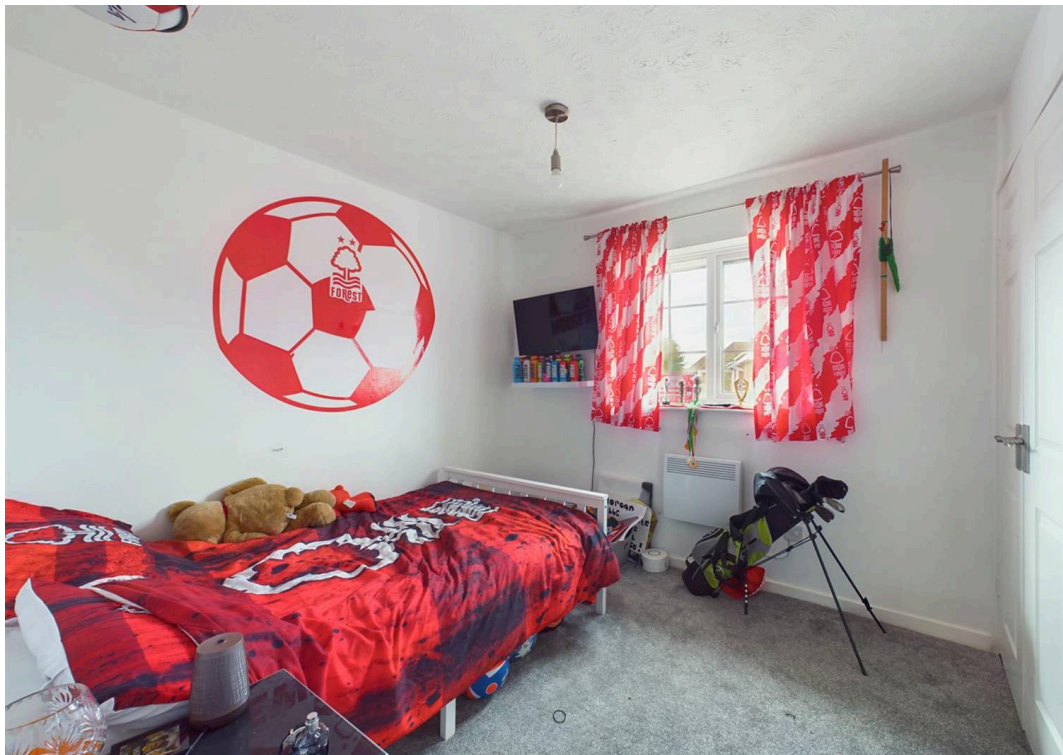
- End-townhouse on a corner plot
- Offered to the market with no upward chain
- A short walk from Netherfield's amenities and the nearby Victoria Retail Park
- Excellent nearby transport links to Nottingham City Centre
- L-shaped lounge with French doors
- Dining kitchen with a feature breakfast bar
- Three first floor bedrooms (two with in-built wardrobes)
- Bathroom with a three-piece suite and an electric shower
- Enclosed lawned rear garden with an initial patio seating area
- An ideal first-time buy or investment purchase















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

65.4 m<sup>2</sup>

703.96 ft<sup>2</sup>

**Reduced headroom**

0.67 m<sup>2</sup>

7.21 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**





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