



**49 Carnarvon Street, Netherfield – NG4 2FP**

Guide Price **£160,000**

**DavidJames**  
the estate agent





## 49 Carnarvon Street

Netherfield, Nottingham

2 double bed mid-terrace house offered with no chain and available with either vacant possession or with a tenant in-situ. Ideally positioned for Netherfield's amenities and close to transport links!

Council Tax band: A

Tenure: Freehold

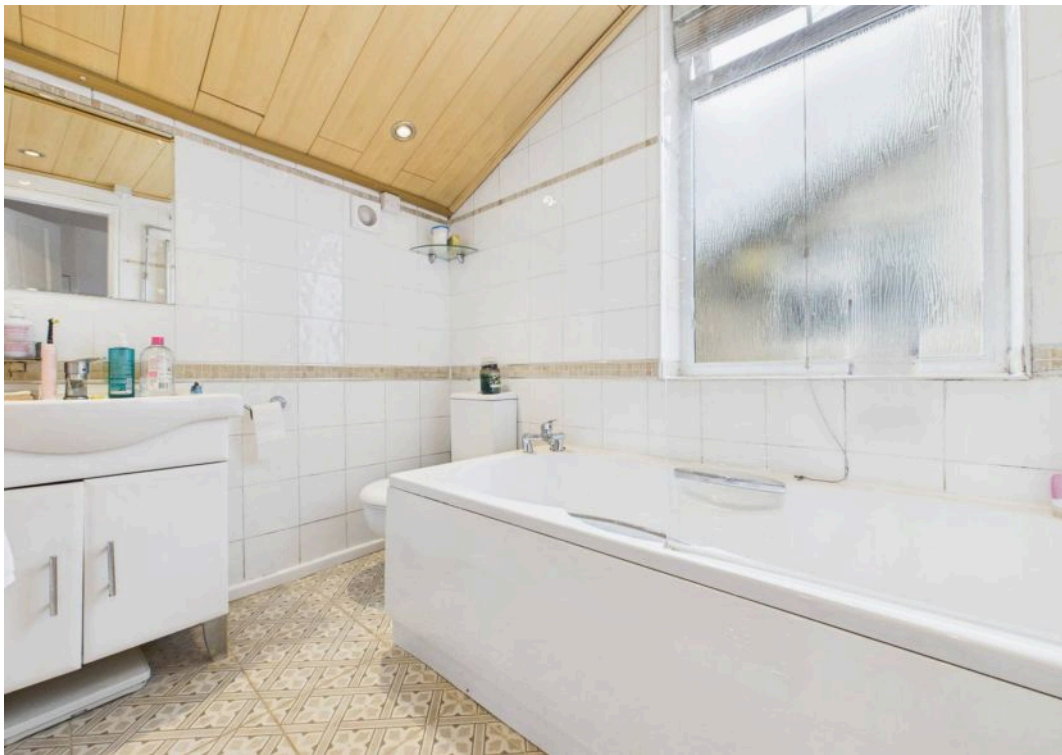
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Mid-terrace house
- Offered to the market with no upward chain
- Available with a tenant in-situ or with vacant possession
- A short walk from Netherfield's nearby amenities and transport services
- No through route location
- Two reception rooms (currently utilised as a lounge and dining room)
- Kitchen with modern fitted units paired with integrated cooking appliances
- Two generously-sized and neutrally decorated double bedrooms
- First floor bathroom with a three-piece suite and over-bath shower
- Southerly-facing lawned rear garden with a decorative stone patio area









Floor 0

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

61.5 m<sup>2</sup>

663 ft<sup>2</sup>

Reduced headroom

0.2 m<sup>2</sup>

2 ft<sup>2</sup>

(1) Excluding balconies and terraces

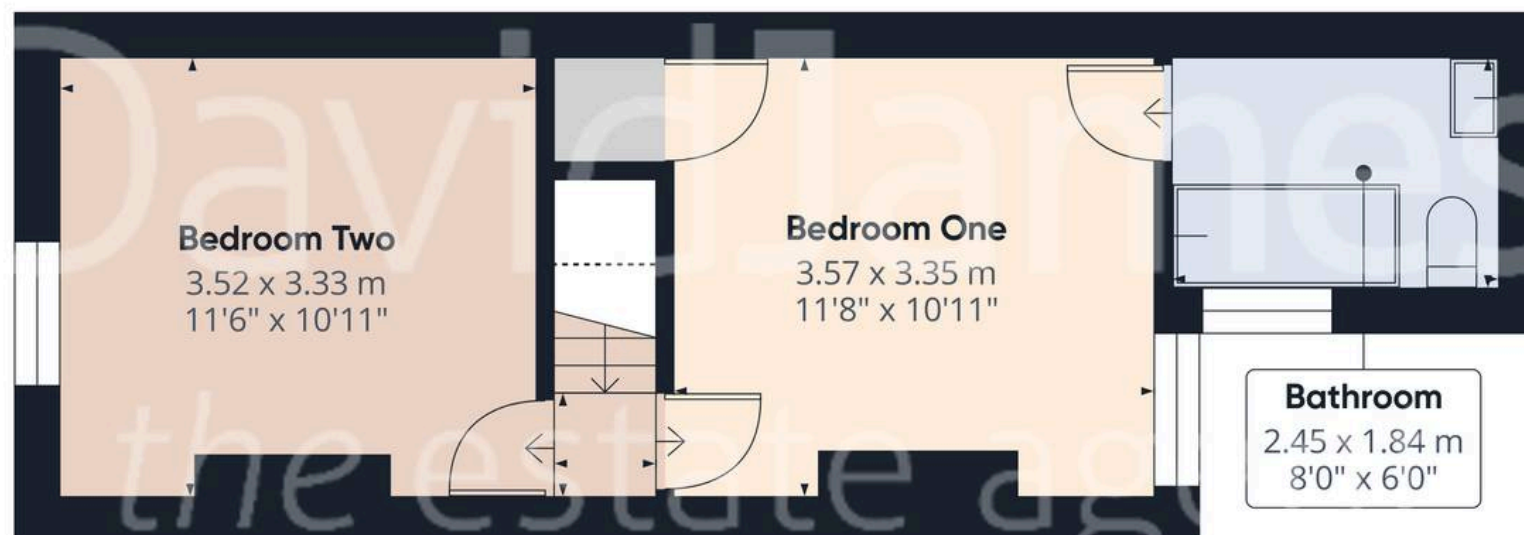
Reduced headroom

..... 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 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.

GIRAFFE360



Floor 1





## David James Estate Agents

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