



30 Meadow Road, Netherfield – NG4 2FR

Guide Price £180,000–£190,000

DavidJames
the estate agent



30 Meadow Road

Netherfield, Nottingham

GUIDE PRICE £180,000-£190,000 Three-storey terraced home within walking distance of Netherfield's shops, bus & rail links. Ideal for first-time buyer or investor.

Council Tax band: A

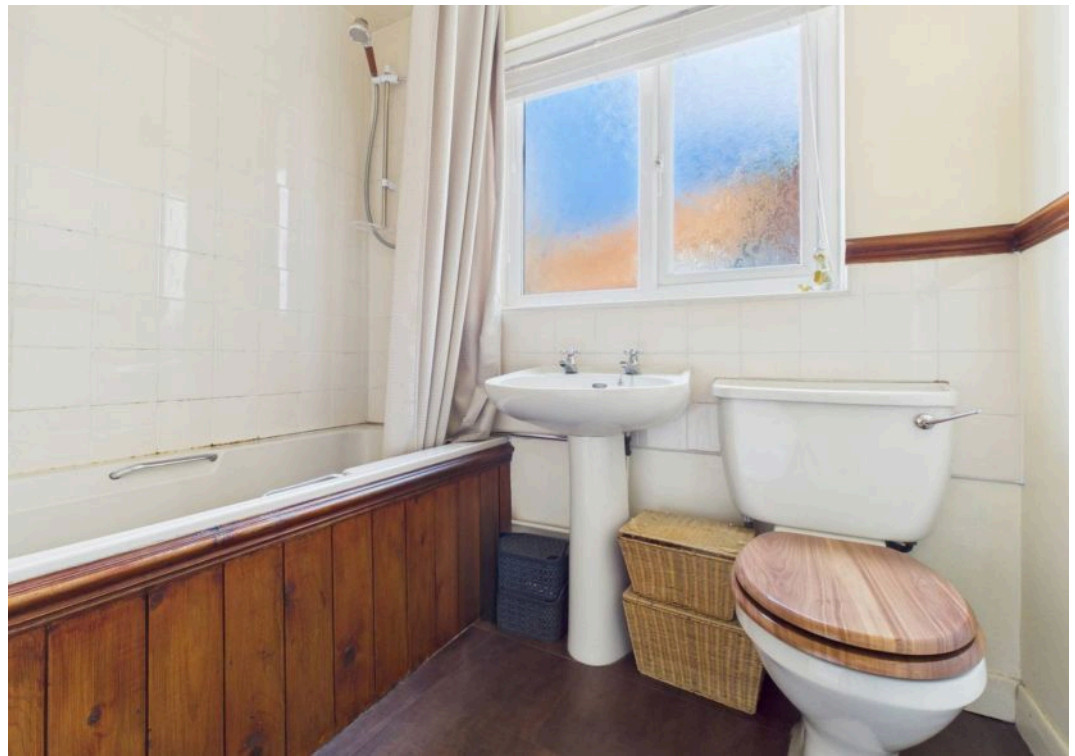
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three-storey terraced house
- Within walking distance of Netherfield's shops, transport services and shops plus Victoria Retail Park
- Ideal as a first-time purchase or a buy-to-let investment
- Bright and airy lounge with feature gas stove fireplace
- Well-equipped kitchen with integrated cooking appliances and space for a table and chairs
- Downstairs bathroom with three-piece suite and electric shower over the bath
- Three generously sized double bedrooms (over two floors)
- Bright and spacious main bedroom with wood-effect flooring
- Gas central heating with combination boiler
- Beautiful rear paved courtyard garden with archway, ornamental pond and established planting







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

94.3 m²

1015 ft²

Reduced headroom

7.3 m²

78 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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