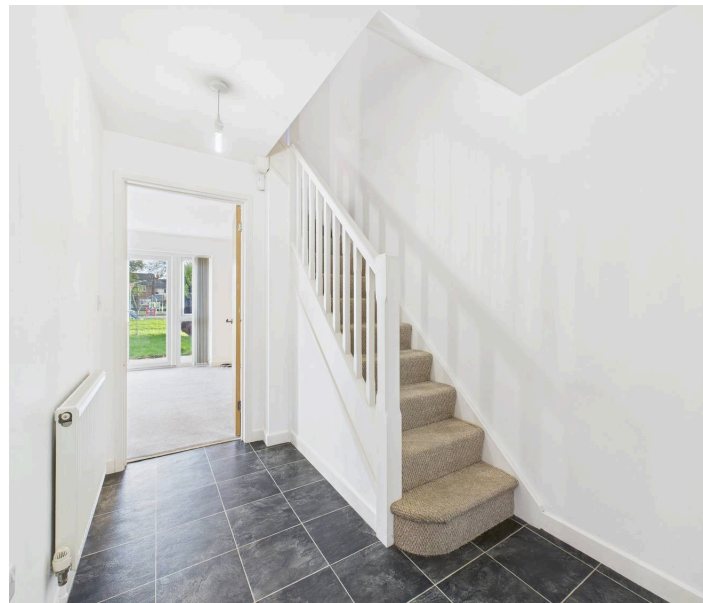




22 Belvoir Road, Netherfield – NG4 2LY

Guide Price **£230,000 – £240,000**

DavidJames
the estate agent



22 Belvoir Road

Netherfield, Nottingham

GUIDE PRICE £230,000- £240,000 Modern 3 bed semi-detached home with no chain - tucked away in a cul-de-sac! Lounge, dining kitchen, bathroom and a southerly-facing garden plus a drive and garage!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

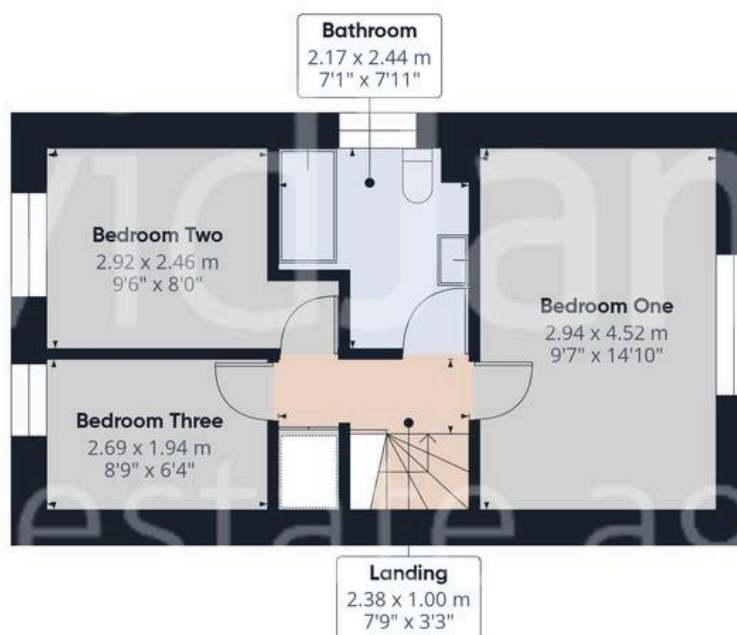
- Well-presented modern semi-detached home
- Available to purchase with no upward chain
- Cul-de-sac position within easy reach of local amenities, schools and public transport links
- Ideal for a range of purchasers including first-time buyers and growing families
- Entrance hall leading to a ground floor WC
- Bright, spacious and neutrally decorated lounge with French doors to the garden
- Modern dining kitchen with integrated cooking appliances and space for a table and chairs
- Three bedrooms (including two double bedrooms)
- Family bathroom with white suite and mains shower over the bath
- Southerly-facing and enclosed lawned rear garden with patio seating space
- Driveway and attached garage offering convenient off-street parking







Floor 0



Floor 1



Approximate total area⁽¹⁾

82.7 m²

889 ft²

Reduced headroom

0.9 m²

9 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.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

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

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.