

# HoldenCopley

PREPARE TO BE MOVED

Curzon Street, Netherfield, Nottingham NG4 2NQ

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£850 PCM



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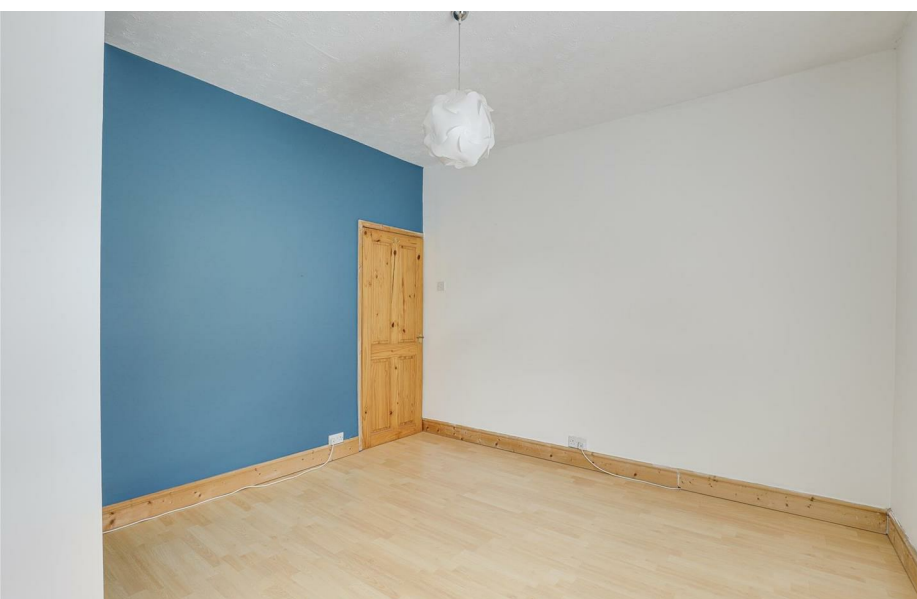
## LOCATION, LOCATION LOCATION...

This well-presented two-bedroom mid-terrace house offers spacious and modern accommodation, ideal for couples or working professionals. Located in the popular area of Netherfield, it is within walking distance to a variety of shops, eateries, and transport links to the City Centre. The ground floor features a generous living/dining area and a stylish fitted kitchen equipped with both integrated and freestanding appliances, with direct access to the rear garden. Upstairs, there are two double bedrooms and a contemporary three-piece bathroom suite. Externally, the property benefits from on-street parking at the front and a low-maintenance rear garden complete with a paved seating area, artificial lawn and shed—perfect for relaxing during the summer months. Offered unfurnished and available for immediate occupancy.

AVAILABLE NOW!

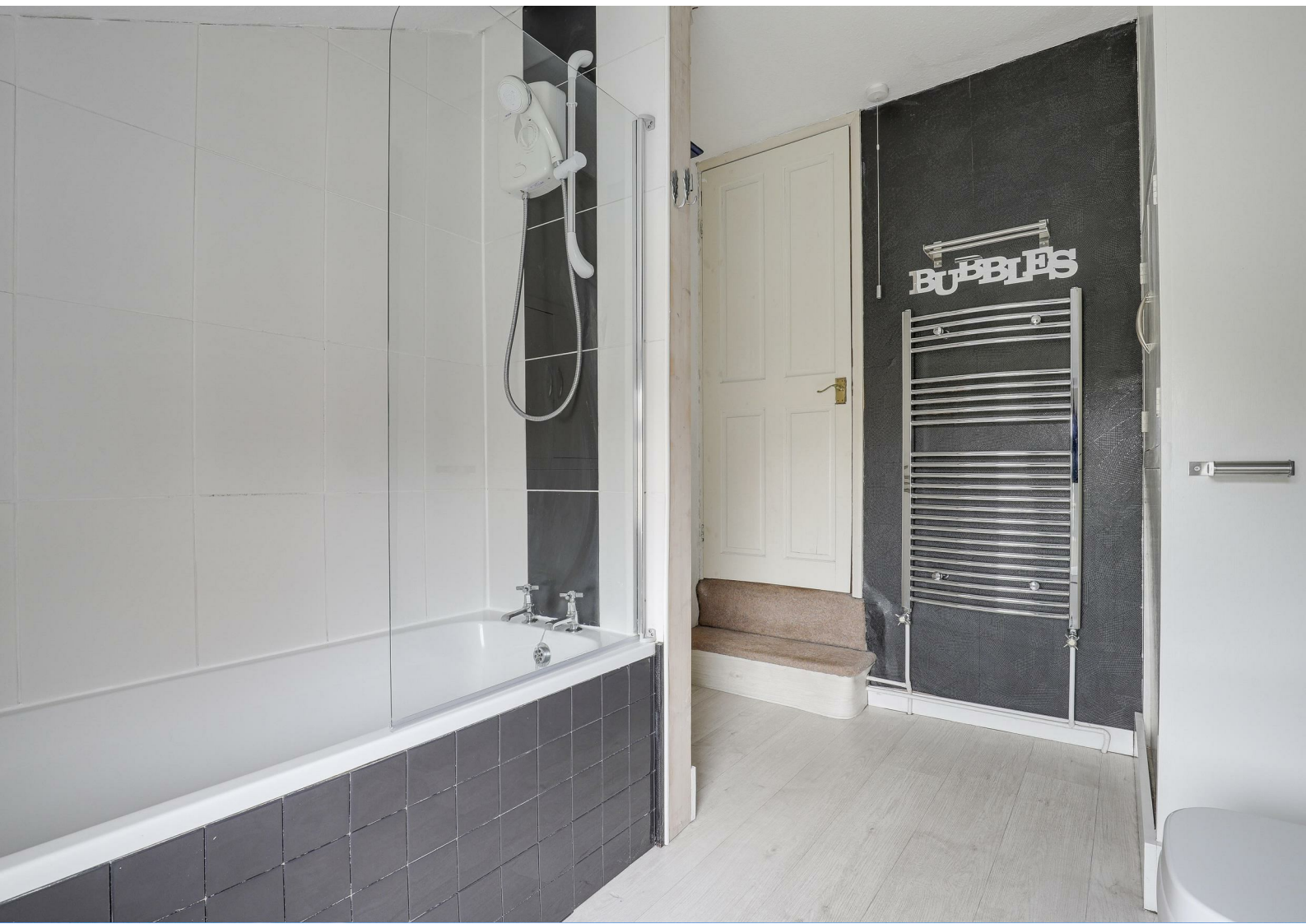






- Mid Terrace House
- Two Bedrooms
- Modern Fitted Kitchen
- Open Plan Living/Diner
- Three Piece Bathroom Suite
- Un-Furnished
- On-Street Parking Available
- Rear Enclosed Garden
- Popular Location
- 360 Virtual Tour











ACCOMMDOATION

GROUND FLOOR

Lounge/Diner

26'3" x 12'1" (8.02m x 3.70m)

The living area has carpeted flooring, chimney breast with an alcove, in-built storage cupboards, radiator, smoke alarm, UPVC double glazed window and a single UPVC door providing access into the accommodation and is open plan to the dining area. The dining room has carpeted flooring and wooden stairs, a radiator and a UPVC double glazed window

Kitchen

9'4" x 7'2" (2.87m x 2.19m)

The kitchen has tiled flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, stainless steel sink with a drainer and mixer taps, integrated oven and grill with gas hobs and an extractor hood, freestanding washing machine, freestanding fridge/freezer, freestanding dishwasher, radiator, UPVC double glazed window and a single UPVC door providing access to the rear garden

FIRST FLOOR

Landing

14'4" x 2'7" (4.37m x 0.79m)

The landing has carpeted flooring, loft hatch, smoke alarm and provides access to the first floor accommodation

Master Bedroom

11'5" x 12'2" (3.49m x 3.72m)

The main bedroom has wood effect laminate flooring, radiator, a range of fitted wardrobes and a UPVC double glazed window

Bedroom Two

11'5" x 9'2" (3.48m x 2.81m)

The second bedroom has carpeted flooring, in-built wardrobe, radiator and a UPVC double glazed window

Bathroom

9'7" x 7'8" (2.94m x 2.35m)

The bathroom has wood effect laminate flooring, in-built storage cupboard, wall mounted heated towel rail, low level dual flush WC, vanity washbasin with mixer taps, panelled bath with taps, wall mounted electric shower and a shower screen and a UPVC double glazed window

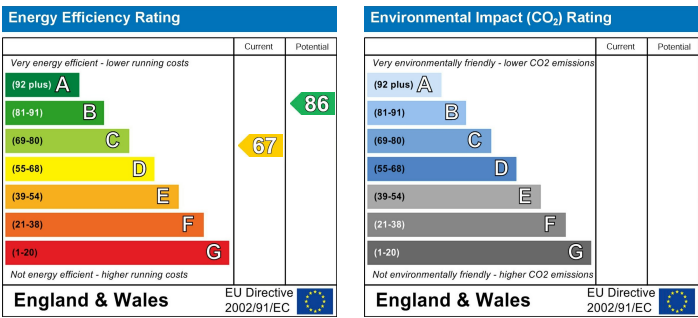
OUTSIDE

FRONT

To the front is availability for on-street parking

REAR

To the rear is an enclosed garden an artificial lawned area, gravelled area, paved seating area and shed access with a fence surround





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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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