



9 Cooper Street, Netherfield - NG4 2HX

Guide Price £150,000

DavidJames
the estate agent



9 Cooper Street

Netherfield, Nottingham

GUIDE PRICE £150,000-£160,000 Charming 2-bed terrace ideal for first-time buyers & investors. Featuring cosy front lounge, separate dining room & traditional bathroom suite with southerly rear garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

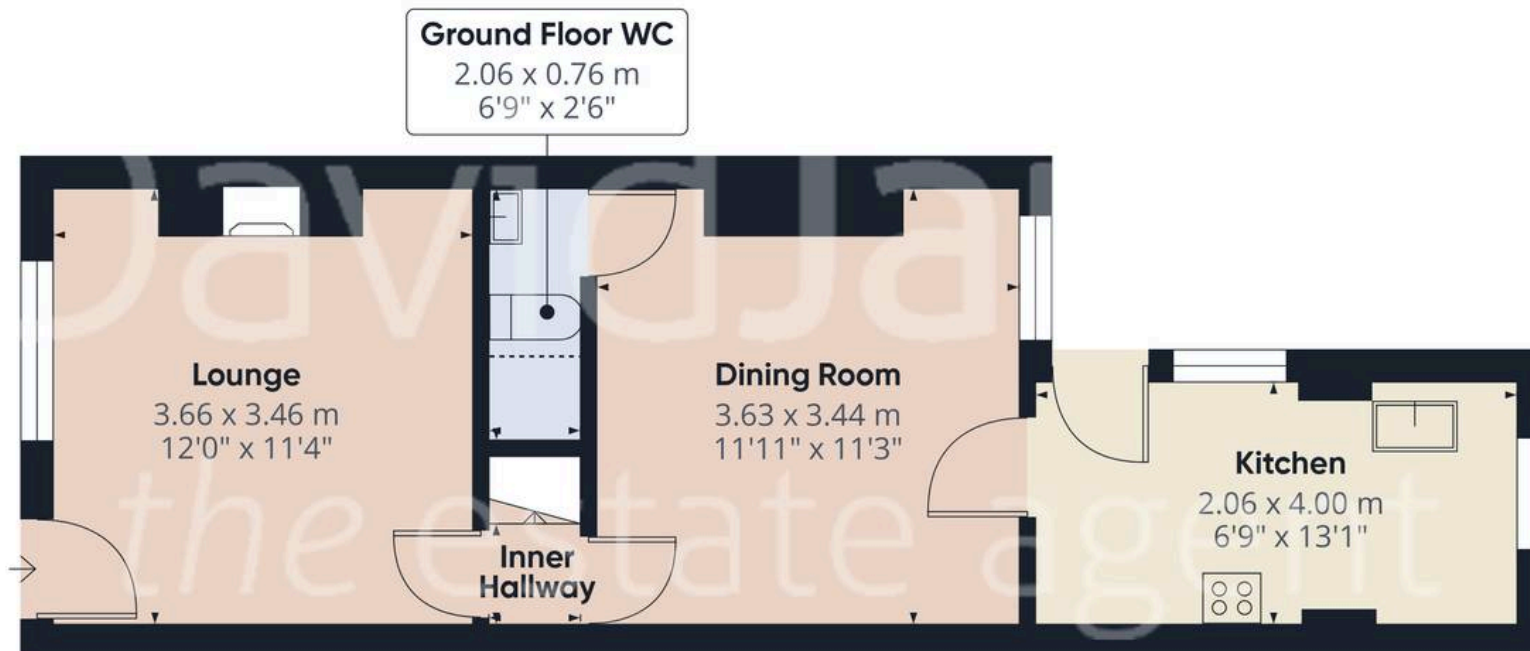
EPC Environmental Impact Rating:

- Well-presented terrace house in a highly convenient location
- Close to Victoria Retail Park, train links and bus services
- Ideal purchase for first-time buyers and buy-to-let investors
- Cosy lounge featuring a charming log-burner
- Separate rear dining room with a useful adjoining ground floor WC
- Fitted kitchen with base units and traditional Belfast-style sink
- Generous front main bedroom with wood-finish flooring
- Second bright double bedroom offering pleasant rear views
- Traditional bathroom suite featuring an elegant roll-top bath
- Southerly rear garden with block-paved patio and lawn









Floor 0



Floor 1



Approximate total area⁽¹⁾

65.7 m²

706 ft²

Reduced headroom

0.5 m²

5 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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