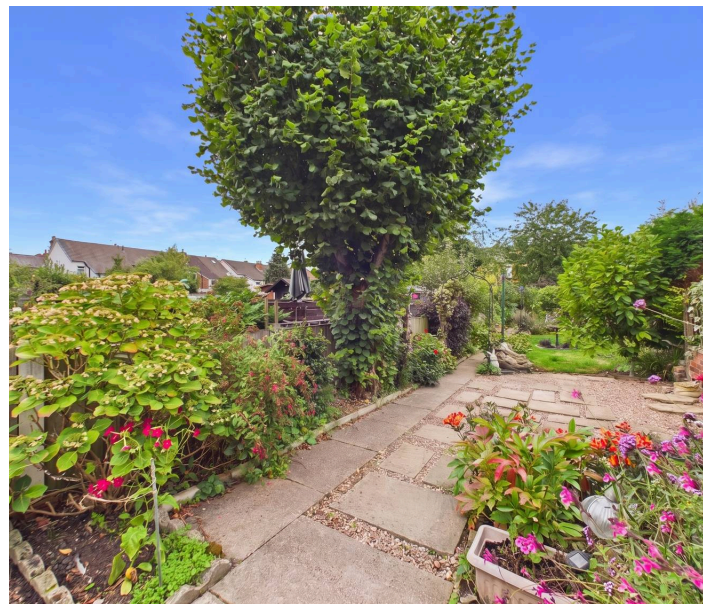




1 Lily Avenue, Netherfield – NG4 2NH

Guide Price **£160,000**

DavidJames
the estate agent



1 Lily Avenue

Netherfield, Nottingham

NO CHAIN! 2 double bed end terrace home close to local amenities and transport links! 2 reception spaces, kitchen and shower room alongside a southerly-facing cottage-style rear garden!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- End-terrace home
- Offered to the market with no upward chain
- Perfect for first-time buyers, professionals and investors
- Ideally positioned for local amenities and public transport links for commuters
- No-through-road location
- Two versatile reception rooms (lounge and separate dining room)
- Dual-aspect kitchen with fitted wood-finish units and space for freestanding appliances
- Two well-proportioned double bedrooms located on the first floor
- First floor three-piece shower room (accessed via bedroom two)
- Generous, south-westerly facing cottage-style rear garden, complemented by owned solar panels







Floor 0

Approximate total area⁽¹⁾

66.4 m²

715 ft²

Reduced headroom

0.6 m²

6 ft²



Floor 1

(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.