



## 29 Matlock Street, Netherfield - NG4 2FT

Guide Price £180,000



## 29 Matlock Street

Netherfield, Nottingham

GUIDE PRICE £180,000-£190,000. TWell-presented period terrace with 2 double bedrooms, 2 receptions, fitted kitchen with utility and a low-maintenance garden - all close to Netherfield's amenities!

Council Tax band: A

Tenure: Freehold

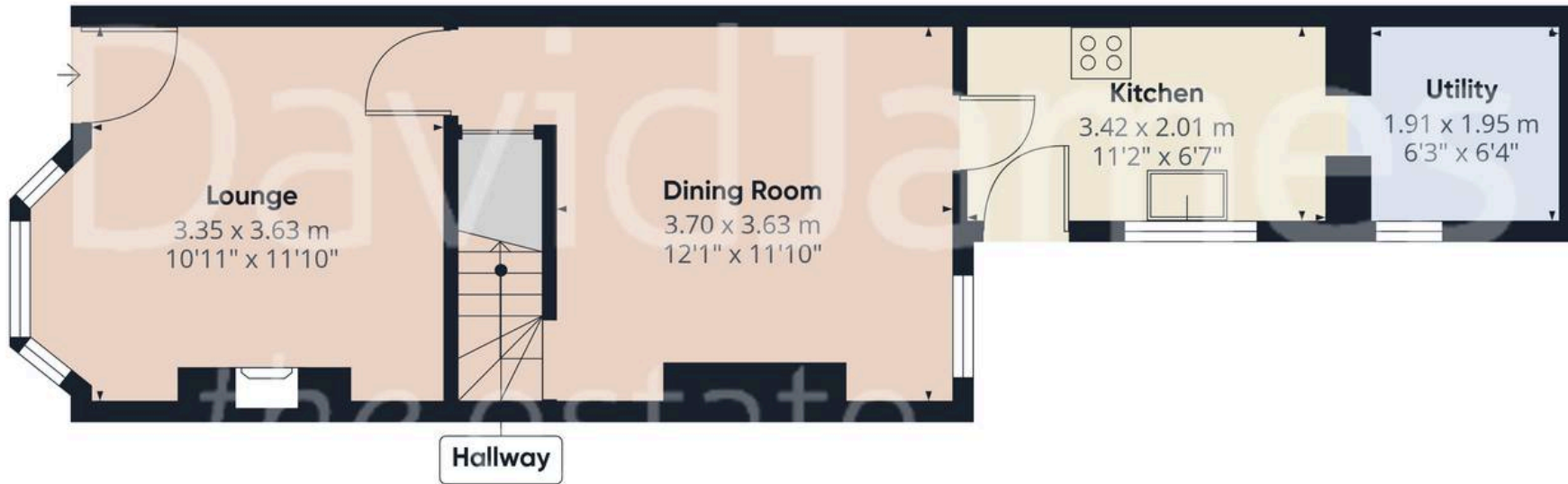
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented period terrace house
- Ideal for a first-time buyer looking to step on the property ladder
- A short walk from Netherfield's nearby amenities, bus and train services
- Bright and inviting lounge with a superb feature fireplace and bay window with seating
- Separate versatile dining room
- Fitted kitchen with a useful adjoining utility area
- Two first floor double bedrooms
- First floor period-style bathroom with a three-piece white suite
- Low-maintenance, south-westerly facing and enclosed rear garden with a sheltered seating area
- Viewing highly recommended!



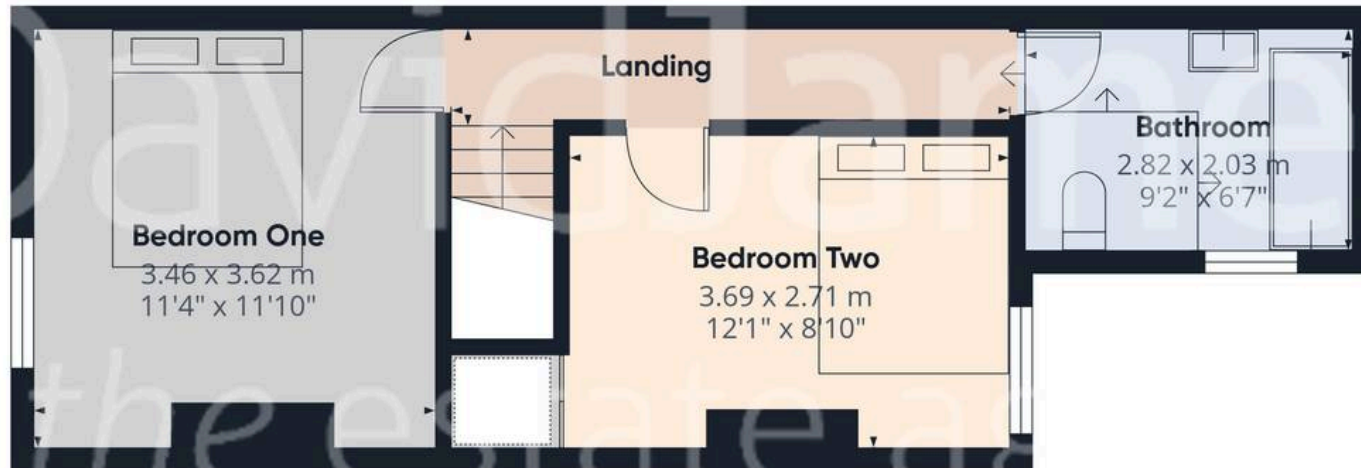




Floor 0

Approximate total area<sup>(1)</sup>

71.9 m<sup>2</sup>  
773 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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](mailto:carlton@david-james.com) • [www.david-james.com](http://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.