



40 Dunstan Street, Netherfield – NG4 2PB

Guide Price **£120,000**



40 Dunstan Street

Netherfield, Nottingham

Guide Price £120,000 – £130,000. NO CHAIN! Well-presented 2 bed mid-terrace house close to Netherfield's amenities and transport links!
Council Tax band: A

Tenure: Freehold

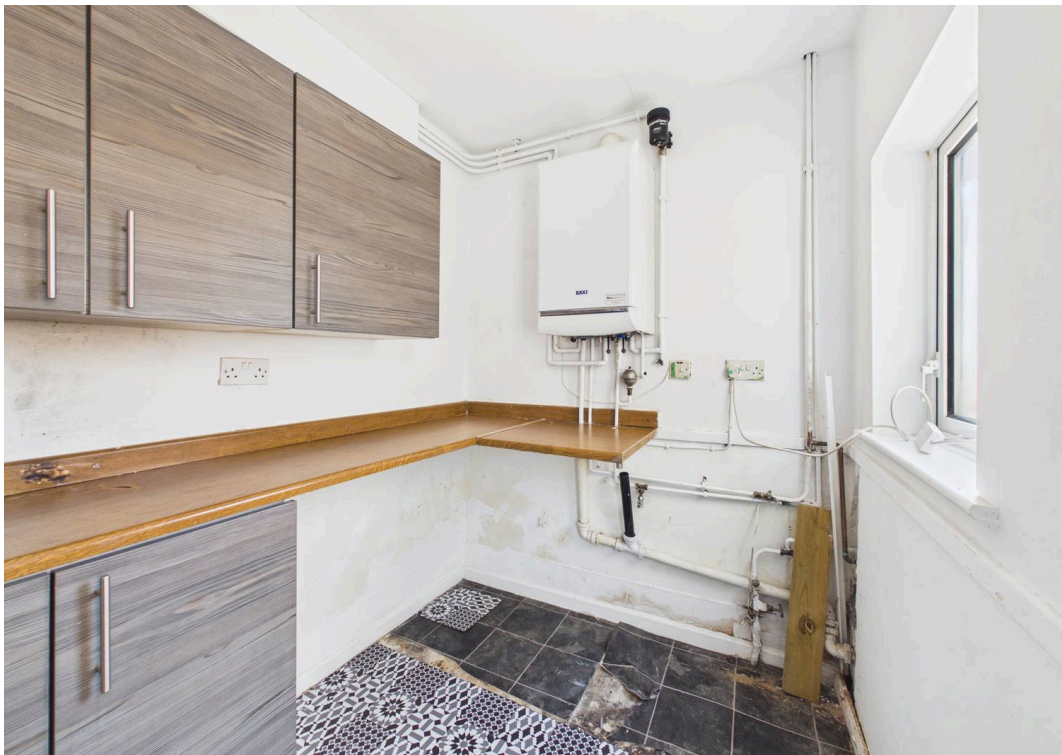
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Mid-terraced house
- Offered to the market with no upward chain
- No-through-road location
- Conveniently positioned for access to Netherfield's nearby amenities and transport links
- Ideally suited to first-time buyers and investors
- Bright and welcoming lounge with a feature decorative fireplace
- Spacious dining kitchen with integrated cooking appliances and a separate utility
- Two first floor bedrooms (including a generous front-facing main double bedroom)
- Well-appointed bathroom with a white three-piece suite and over-bath shower
- South-easterly facing lawned rear garden with initial patio seating space









Floor 0



Floor 1



Approximate total area⁽¹⁾

62 m²

666 ft²

Reduced headroom

0.5 m²

6 ft²

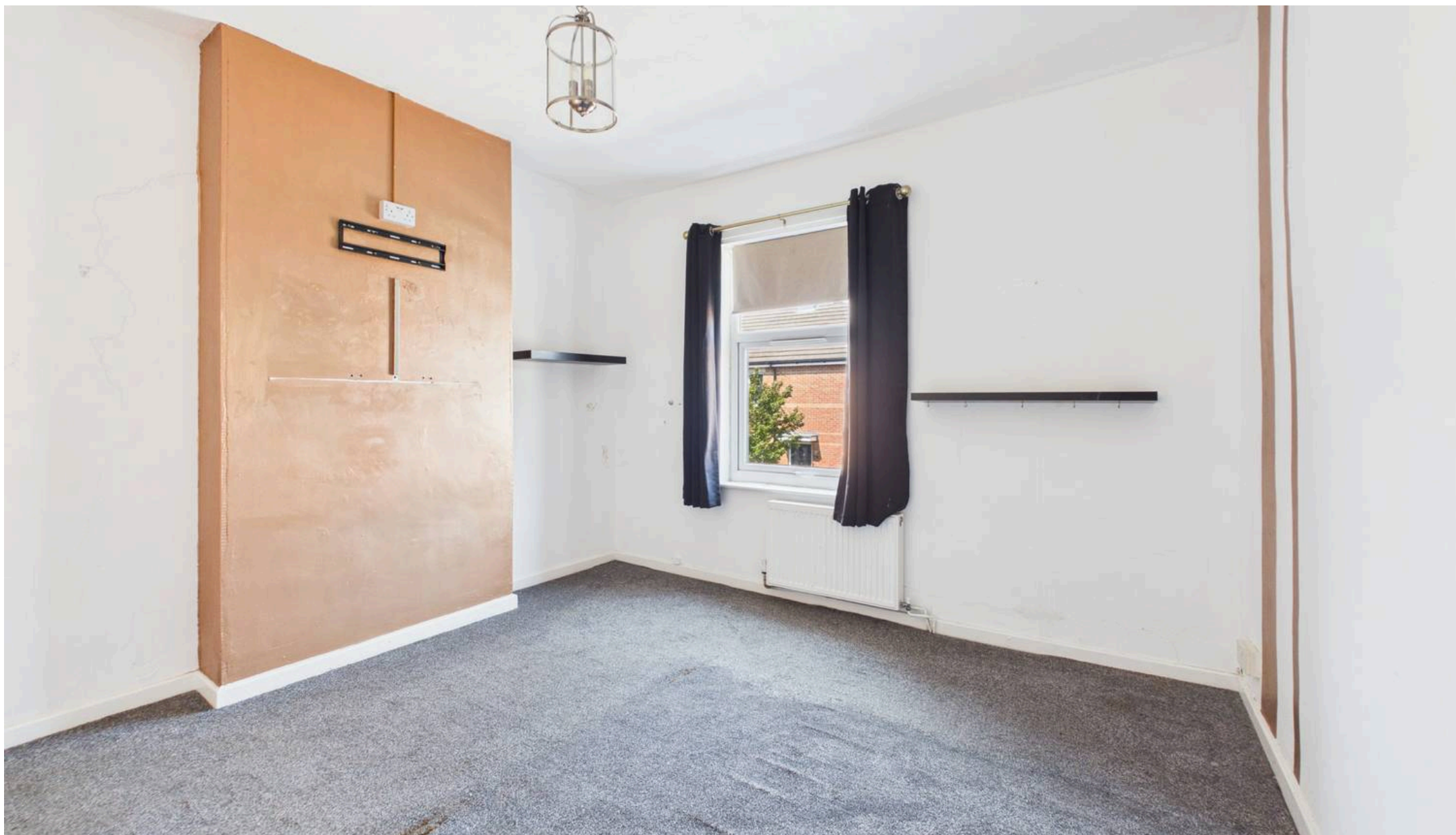
(1) Excluding balconies and terraces

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



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