



38 Pearson Street, Netherfield - NG4 2JA

Guide Price **£160,000**

DavidJames
the estate agent



38 Pearson Street

Netherfield, Nottingham

GUIDE PRICE £160,000–£170,000 Chain-free townhouse on a cul-de-sac close to Netherfield's amenities, shops and transport links! Featuring a dining kitchen, two bedrooms, private garden and garage.

Council Tax band: A

Tenure: Freehold

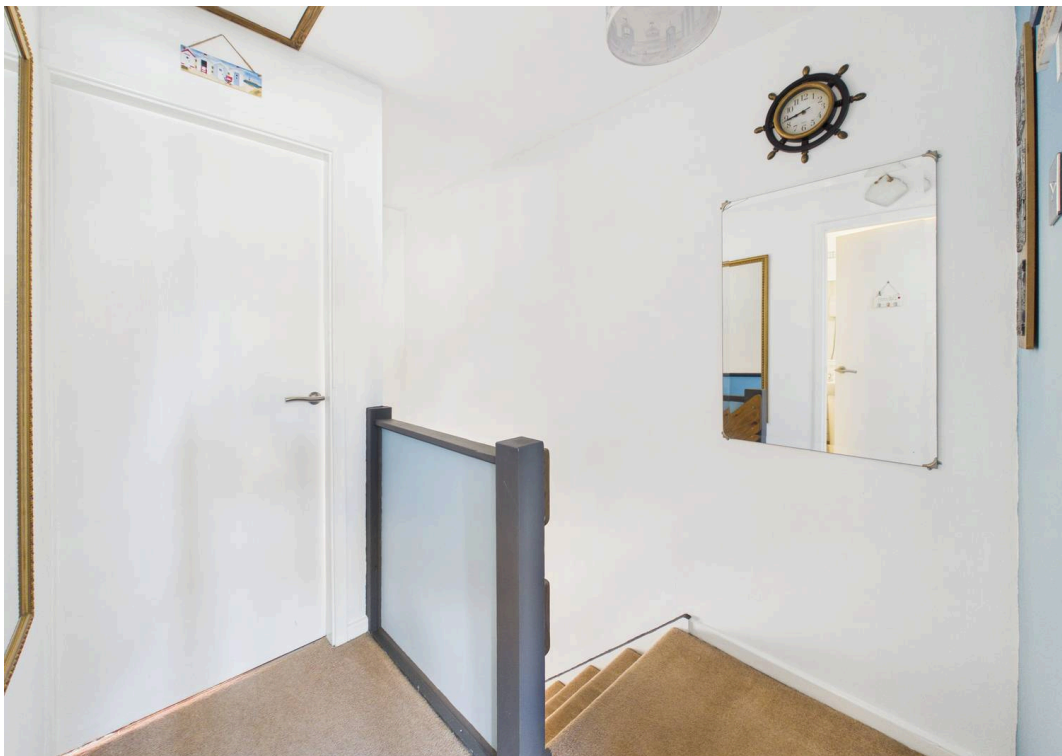
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Mid-townhouse offered with no onward chain
- Cul-de-sac setting close to shops, amenities and transport links
- Ideal first-time purchase or investment opportunity
- Cosy lounge with a feature modern electric fire
- Bright dining kitchen with space for a dining table and chairs
- Fitted kitchen with a range of wood finish base and wall units
- Two double bedrooms (main bedroom with useful storage cupboard)
- Fully tiled three-piece bathroom suite with an electric over-bath shower
- Low maintenance rear garden with patio, artificial lawn and decking
- Garage and parking space providing valuable off-street parking

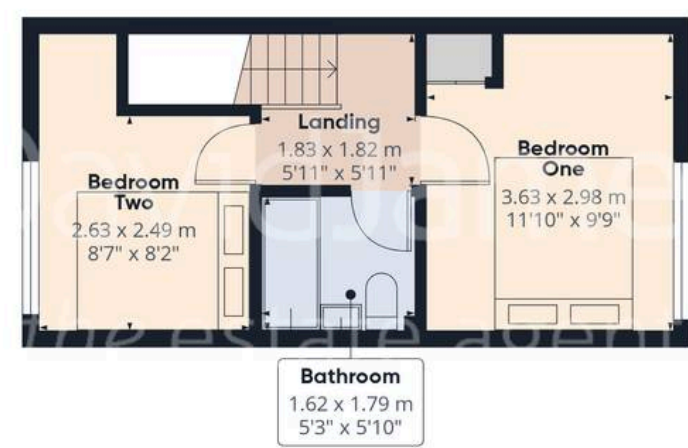








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
52.2 m²
562 ft²

Reduced headroom
1.3 m²
14 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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