



53A Godfrey Street, Netherfield – NG4 2JH

Guide Price **£160,000**

DavidJames
the estate agent



53A Godfrey Street

Netherfield, Nottingham

Guide Price £160,000 – £170,000. NO CHAIN! Well-presented 2 double bed semi-detached home close to Netherfield's amenities and transport links – ideal for first-time buyers or investors. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Well presented semi-detached home offering period detail, available with no upward chain
- Close to local amenities, transport links and retail facilities
- Well-suited to variety of buyers
- Welcoming lounge featuring an attractive working fireplace and built-in storage
- Separate dining room with feature working fireplace
- Modern fitted kitchen with ample storage, workspace and garden access
- Two well-proportioned bedrooms featuring original fireplaces and character details
- Stylish three-piece bathroom with shower over the bath and sleek tiling to floor and walls
- Private low-maintenance rear garden with patio, decking and planted borders
- Outdoor Wc with power and lighting, and substantial wooden outbuilding







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

86 m²

927 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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