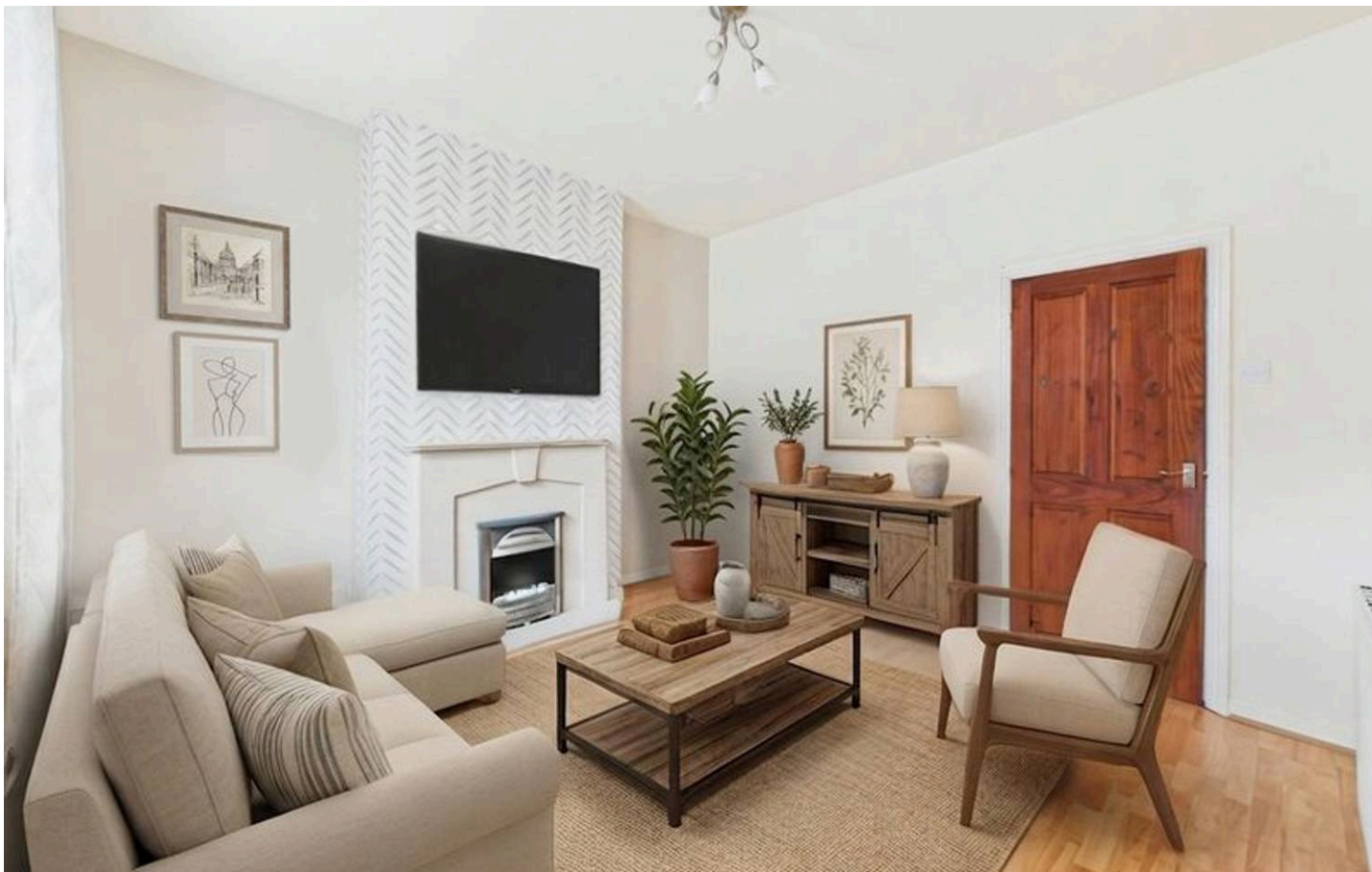




2 Cooper Street, Netherfield - NG4 2HX

Guide Price £180,000

DavidJames
the estate agent



2 Cooper Street

Netherfield, Nottingham

NO CHAIN! Three-storey end terrace with 3 beds, 2 reception rooms, fitted kitchen & bathroom. Walking distance of amenities, transport links & shops with easy-care rear garden. Ideal first-time buy!

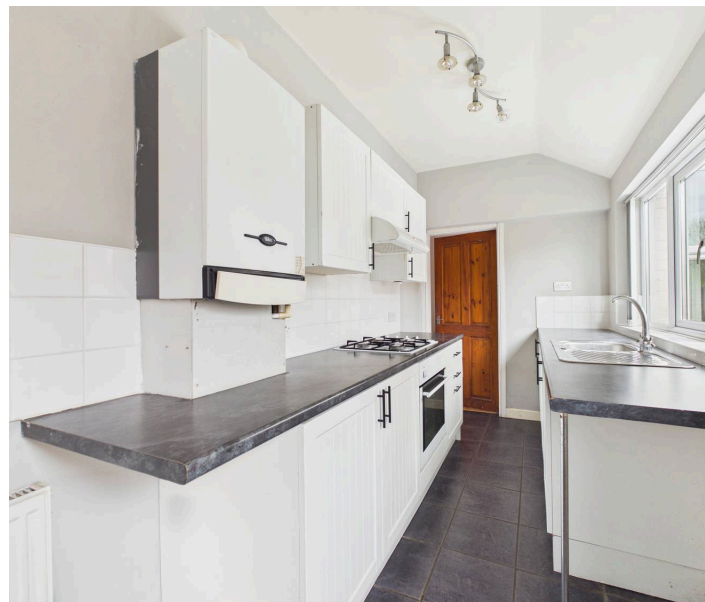
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Three storey end-terrace home with no chain
- Convenient Netherfield location close to shops, amenities and transport links
- Ideal first-time purchase or investment opportunity
- Bright and airy front aspect lounge with feature fireplace
- Separate good-sized dining room with rear garden views
- Well-equipped fitted kitchen with integrated cooking appliances
- Modern ground-floor bathroom with dual-head rainfall shower over bath
- Two well-proportioned first floor double bedrooms
- Spacious second floor double bedroom with skylight
- Low maintenance rear garden with block paving and gravel finish

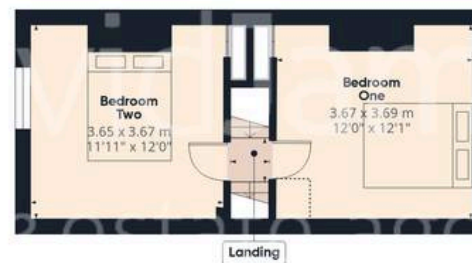








Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

80.2 m²
864 ft²

Reduced headroom

0.4 m²
5 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



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.