

22 Hodgkinson Street, Netherfield - NG4 2HZ

Guide Price £160,000

DavidJames
the estate agent







22 Hodgkinson Street

Netherfield, Nottingham

NO CHAIN! Well-presented 2 bed terraced ideal for first-time buyers/investors! 2 reception rooms and a low-maintenance garden plus a convenient position close to transport links and retail park!
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Charming and neutrally decorated terraced house
- Offered to the market with the benefit of no upward chain
- Ideal purchase for first-time buyers or those seeking an investment
- Located just a short walk from supermarkets, Victoria Retail Park, amenities and frequent transport links
- Two versatile reception rooms (lounge and separate dining/sitting room)
- Fitted kitchen with ample space for freestanding appliances
- Two bright and well-proportioned first-floor bedrooms
- Spacious three-piece bathroom with an electric over-bath shower
- Newly fitted carpets and neutral decor
- Easy-care rear garden with a paved patio area and mature planting













Floor 0





Floor 1

DavidJames
the estate agent

Approximate total area(1)

61.6 m²

662 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



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.