

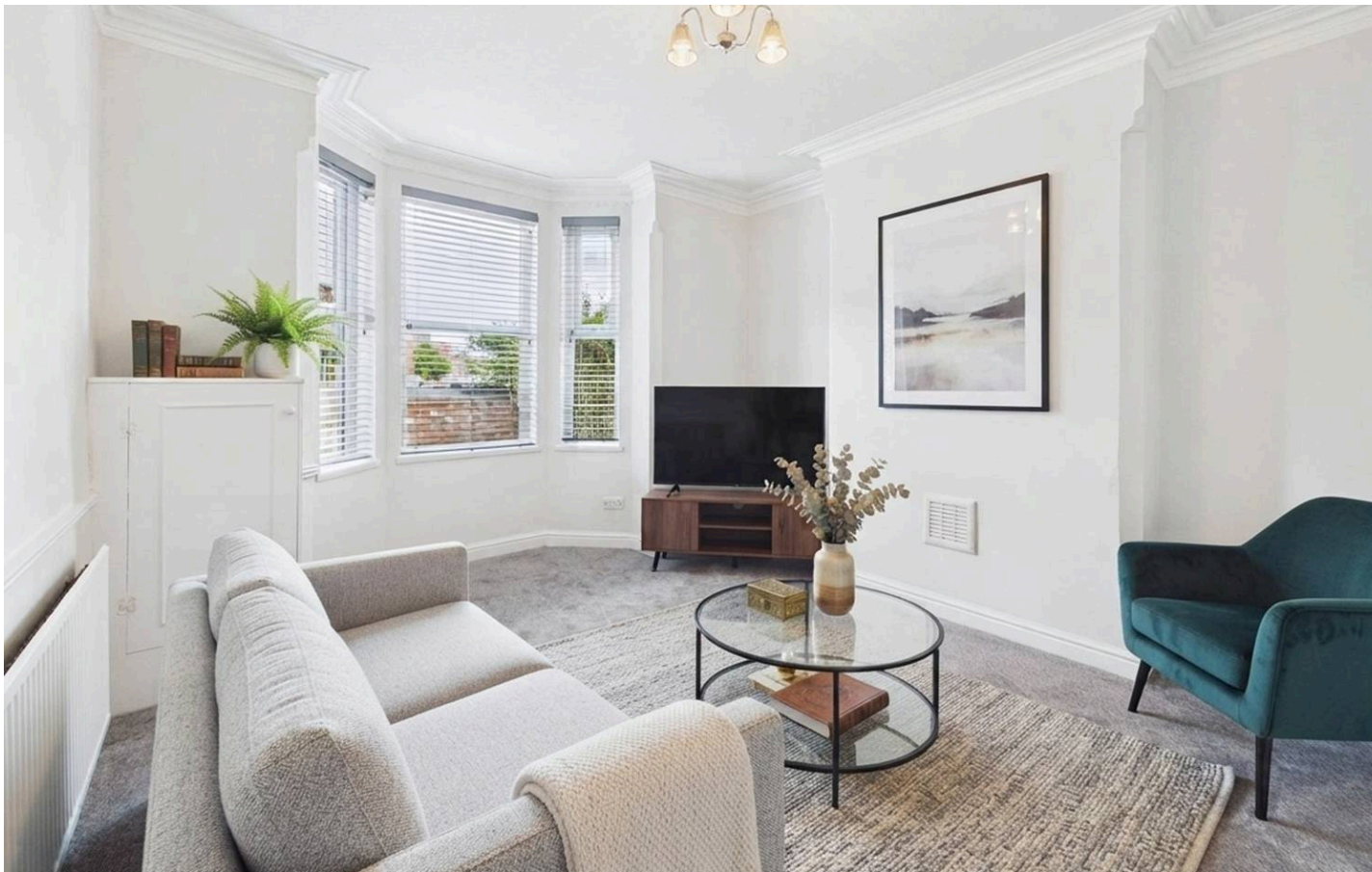


**72 Victoria Road, Netherfield, NG4 2HG**

Guide Price **£190,000**

**DavidJames**  
the estate agent





## 72 Victoria Road

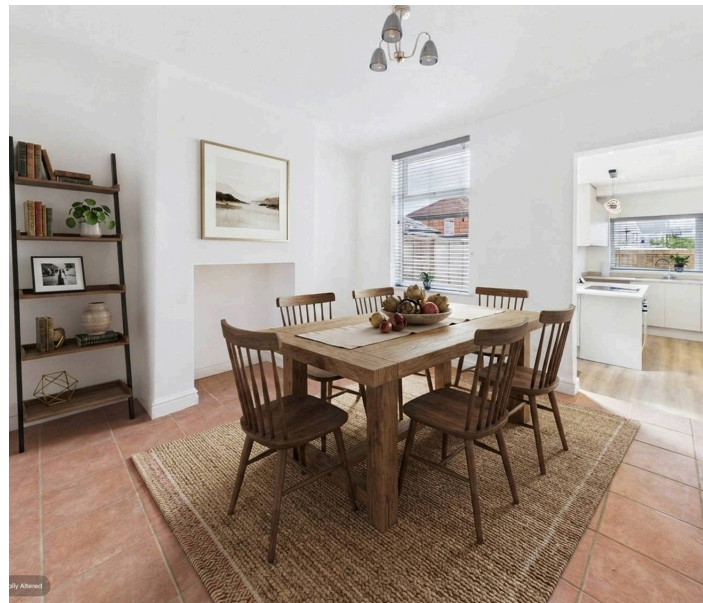
Netherfield, Nottingham

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

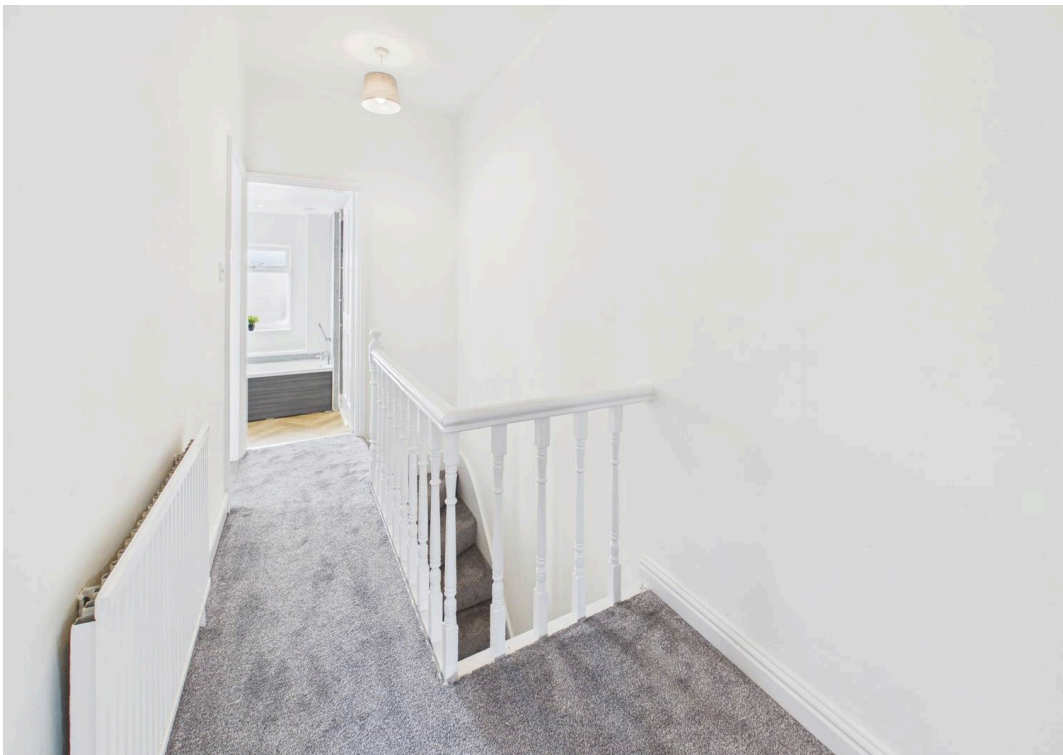
- Refurbished and well presented, spacious mid terraced home sold with no upward chain and on the doorstep of Netherfield's amenities and transport links
- Two double bedrooms
- Comes with the benefit of a double width driveway to the rear of the property providing OFF ROAD PARKING
- Entrance hall with tiled flooring
- Lounge with feature bay window and original coving to the ceiling
- Dining room with tiled flooring, feature chimney breast and open access to the breakfast kitchen
- Newly fitted breakfast kitchen with modern units, feature lighting and integrated oven and hob
- Newly fitted bathroom/Wc with white suite and walk-in shower area with mains-fed shower
- Gas central heating, UPVC double glazing
- Low maintenance rear garden area provides perfect patio and BBQ space















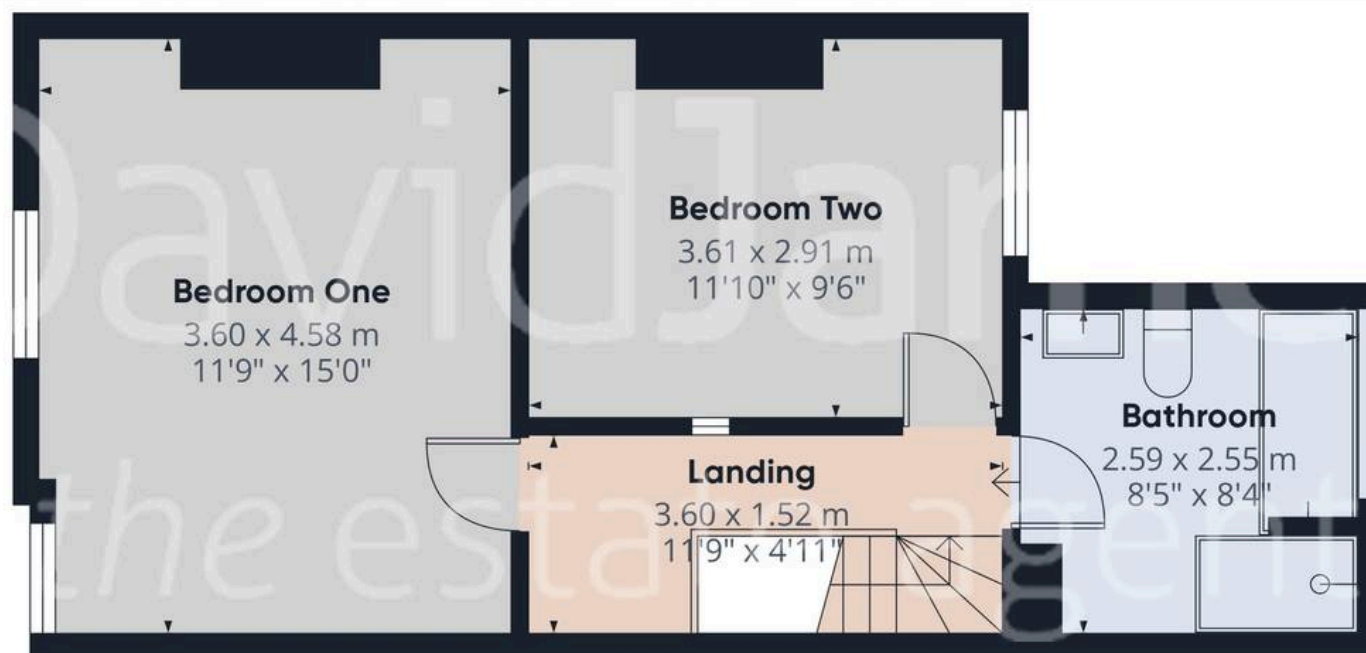


Floor 0

Approximate total area<sup>(1)</sup>

79.7 m<sup>2</sup>

858 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

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](mailto:carlton@david-james.com) • [www.david-james.com](http://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.