

# Emma Terry Homes

*moving made personal*



30 Godfrey Street

Netherfield, Nottingham, NG4 2JG

Asking price £155,000



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**\*\*NO UPWARD CHAIN\*\*PRIVATE SIDE ACCESS\*\*SEMI DETACHED\*\***

Located in Netherfield, Nottingham, this two-bedroom house on Godfrey Street would benefit from a full modernisation. This property is full of potential and ready for someone to transform it to their own taste.

A superb opportunity for buyers with vision, the property provides ample scope to create stylish new interiors throughout—ideal for anyone looking to put their personal stamp on a home and maximise its future value or a great investment opportunity.

Situated close to local amenities, schools and transport links, the property will suit a buyer looking for a renovation project or an investor prepared to carry out essential repairs.



Entrance door to property leads into...

## LOUNGE

A central heating radiator, electric fire and UPVC double glazed window to front.

## LIVING ROOM

A central heating radiator, gas fire, UPVC double glazed window to rear and doors through to kitchen and stairs to first floor.

## KITCHEN

A variety of wall and base units, 1 1/2 bowl sink with mixer tap and drainer, space for cooker, fridge and washing machine, a central heating radiator, two UPVC double glazed windows to side and side entrance door.

## LANDING

Doors through to Bedroom 1, 2 and bathroom and loft hatch with pull down ladder.

## BEDROOM 1

A central heating radiator, built-in storage shelves and two UPVC double glazed windows to front.

## BEDROOM 2

A central heating radiator and UPVC double glazed window to rear.

## BATHROOM

Low level flush WC, wash hand basin with hot and cold tap, bath with hot and cold tap, separate shower enclosure, a central heating radiator and UPVC double glazed obscure window to side.

## OUTBUILDING

Power and lighting.

## OUTSIDE

Delightful rear garden with outside tap, access to outbuilding and gated access to front.

Tel: 0115 966 57 41









## Road Map



## Hybrid Map



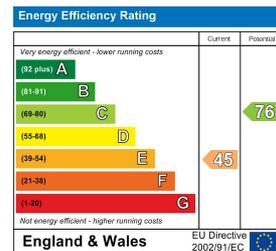
## Terrain Map



## Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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