



**22 Belvoir Road, Netherfield – NG4 2LY**

Guide Price **£220,000**

**DavidJames**  
the estate agent





## 22 Belvoir Road

Netherfield, Nottingham

GUIDE PRICE £220,000- £240,000 Modern 3 bed semi-detached home with no chain - tucked away in a cul-de-sac! Lounge, dining kitchen, bathroom and a southerly-facing garden plus a drive and garage!

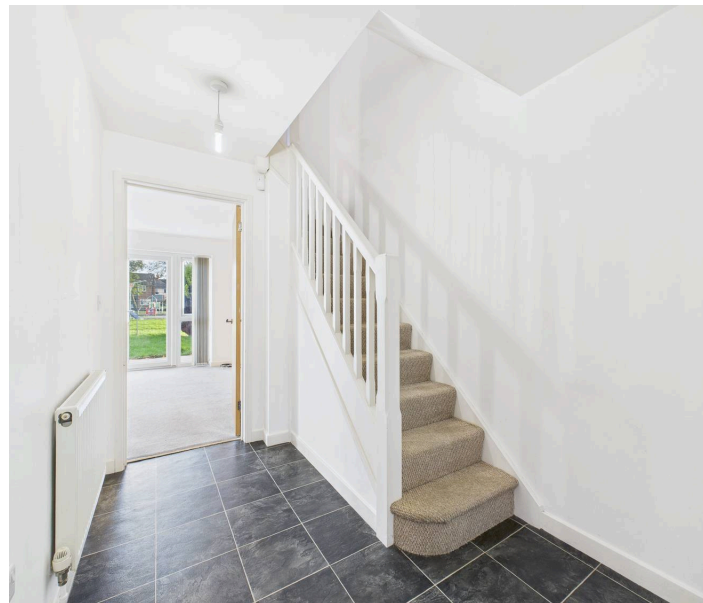
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well-presented modern semi-detached home
- Available to purchase with no upward chain
- Cul-de-sac position within easy reach of local amenities, schools and public transport links
- Ideal for a range of purchasers including first-time buyers and growing families
- Entrance hall leading to a ground floor WC
- Bright, spacious and neutrally decorated lounge with French doors to the garden
- Modern dining kitchen with integrated cooking appliances and space for a table and chairs
- Three bedrooms (including two double bedrooms)
- Family bathroom with white suite and mains shower over the bath
- Southerly-facing and enclosed lawned rear garden with patio seating space
- Driveway and attached garage offering convenient off-street parking













Floor 0



Floor 1



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

82.7 m<sup>2</sup>

889 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>

9 ft<sup>2</sup>

(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](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.