



53A Godfrey Street, Netherfield – NG4 2JH

Guide Price **£170,000**

DavidJames
the estate agent



53A Godfrey Street

Netherfield, Nottingham

NO CHAIN! Well-presented 2 double bed semi-detached home close to Netherfield's amenities and transport links – ideal for first-time buyers, professionals or investors. Viewing is highly recommended!

Council Tax band: A

Tenure: Freehold

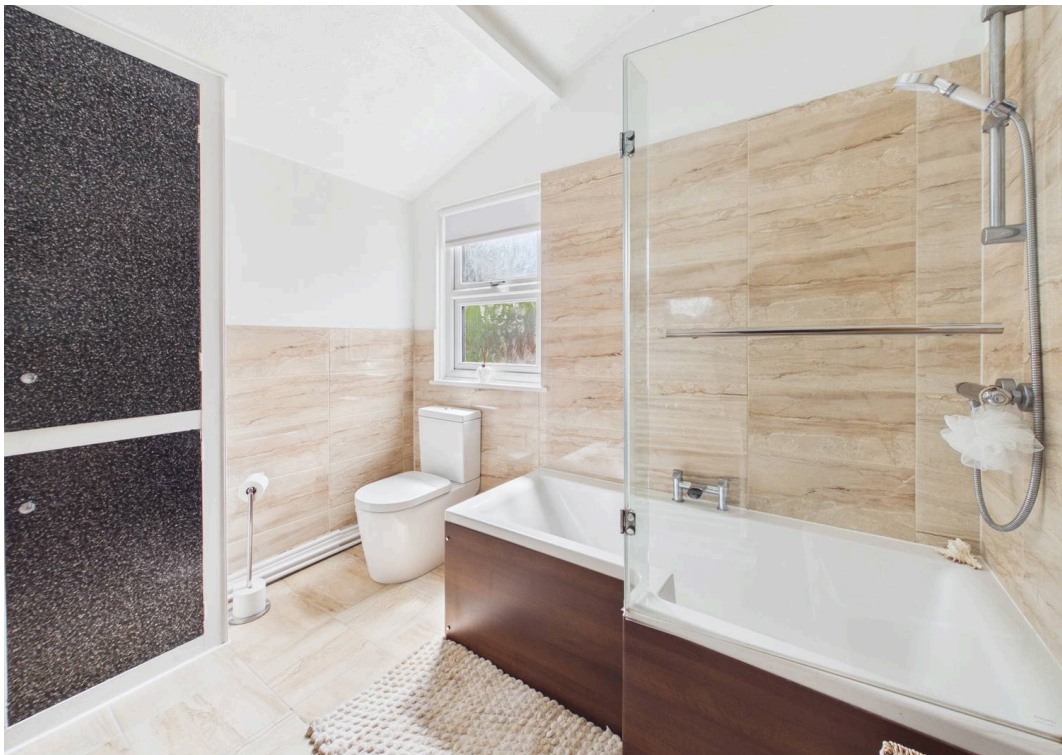
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Well-presented and charming semi-detached home
- Offered with no chain and ideal for first-time buyers, investors or professionals
- Conveniently positioned close to local amenities, transport links and retail facilities
- Welcoming lounge featuring an attractive fireplace and built-in storage
- Separate and versatile dining room with a further feature fireplace
- Modern fitted kitchen with ample storage, workspace and garden access
- Two double bedrooms featuring fireplaces and character details
- Stylish three-piece bathroom with tiling and an over-bath shower
- Low-maintenance and south-easterly facing rear garden with patio seating space and planting
- Timber outbuilding and an externally accessed WC/store with power and lighting









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
86 m²
927 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.

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David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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