



## 42 Carnarvon Street, Netherfield - NG4 2FP

Guide Price £160,000 - £170,000



## 42 Carnarvon Street

Netherfield, Nottingham

GUIDE PRICE £160,000–£170,000 Double fronted period end-terrace with no chain! Versatile reception room, dining kitchen, 2 double beds and bathroom. Lots of potential - viewing highly recommended!

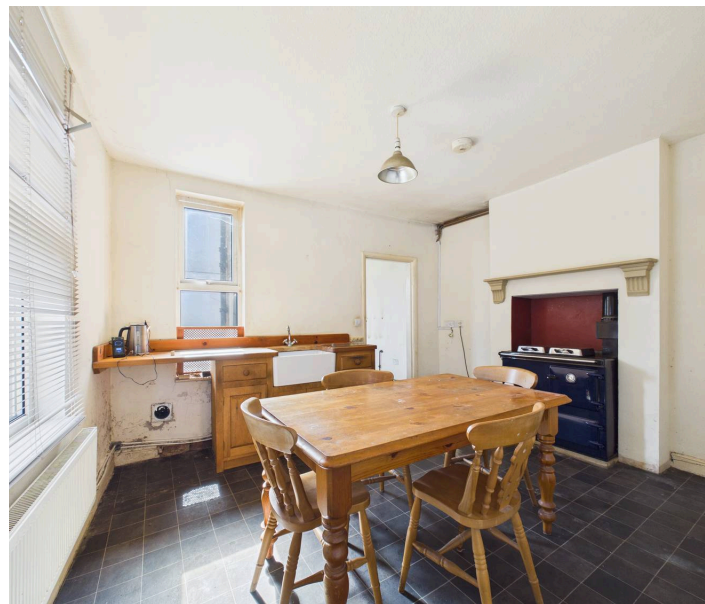
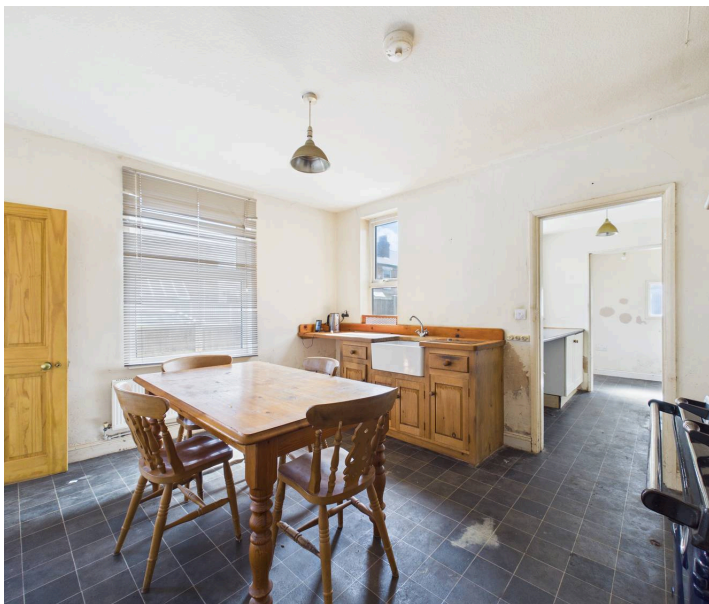
Council Tax band: A

Tenure: Freehold

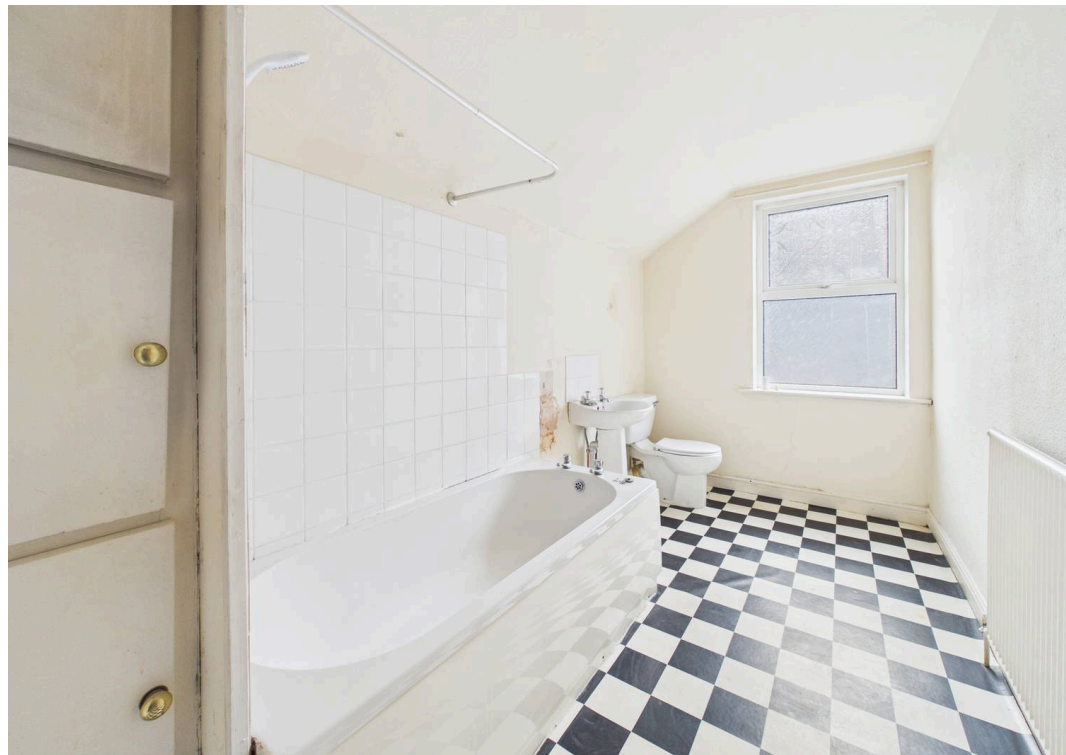
EPC Energy Efficiency Rating: E

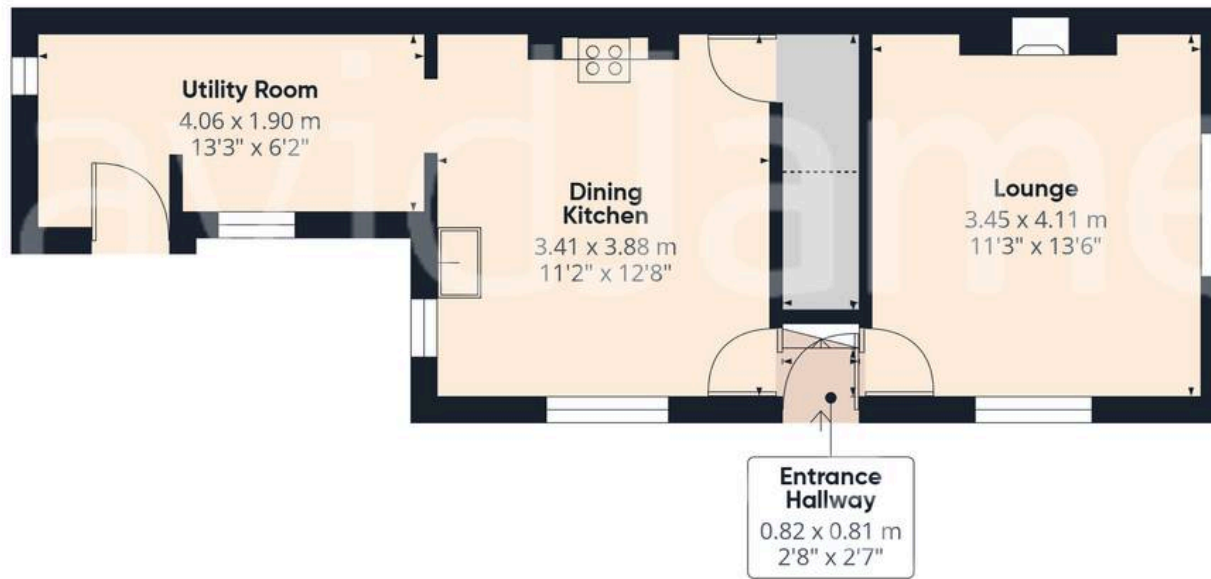
EPC Environmental Impact Rating: F

- Period double-fronted end terrace house
- Available to purchase with no upward chain
- Frequent bus and train links available nearby to Nottingham City Centre and the surrounding areas
- A short walk from Netherfield's nearby amenities
- Lots of further potential and ideal for a variety of buyers
- Bright reception room with dual aspect windows and a feature fireplace
- Dining kitchen with a feature range-style cooker, timber units and an adjoining utility area
- Two spacious double bedrooms
- Large first floor bathroom with a three-piece suite
- Low-maintenance courtyard garden area and off-street parking









Floor 0



Floor 1



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

73.8 m<sup>2</sup>  
794 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>  
12 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.