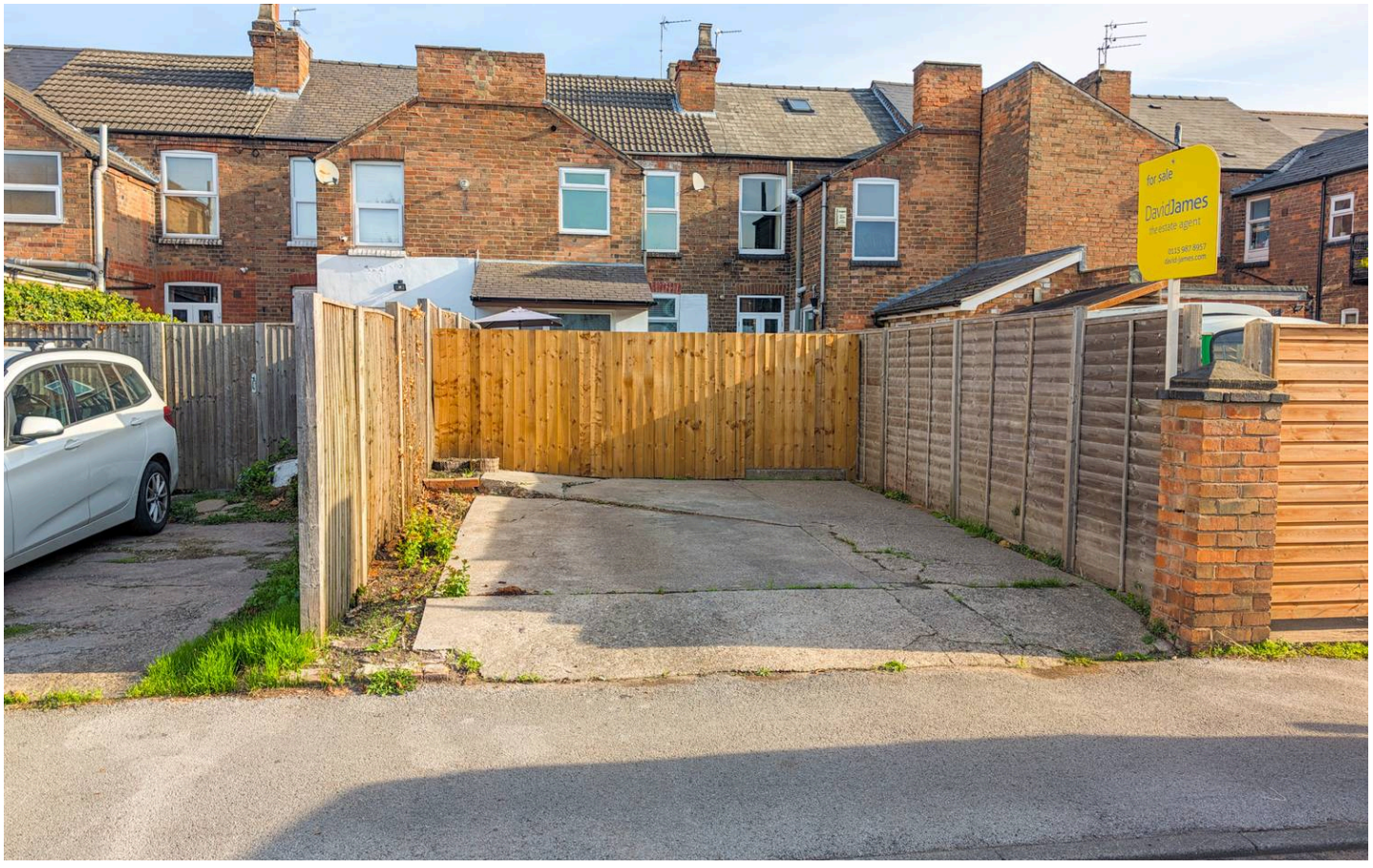


72 Victoria Road, Netherfield - NG4 2HG

Guide Price £155,000

DavidJames
the estate agent







72 Victoria Road

Netherfield, Nottingham

GUIDE PRICE £155,000 - £170,000 Refurbished two double bedroom mid-terrace in Netherfield with modern kitchen, stylish bathroom, off-road parking, low-maintenance garden, and no chain. Ideal for first-time buyers or investors.
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact 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

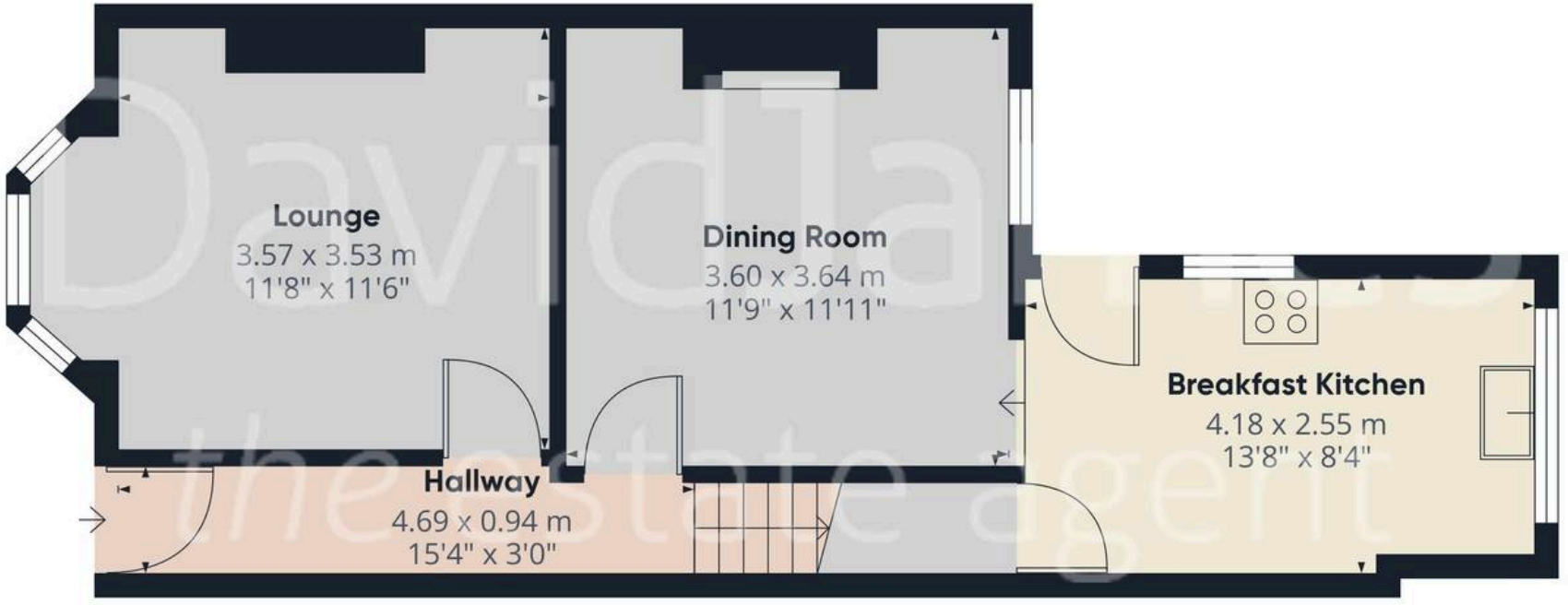












Floor 0



Floor 1

DavidJames
the estate agent

Approximate total area(1)

79.7 m²

858 ft²

(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



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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.