



29 Matlock Street, Netherfield – NG4 2FT

Guide Price £160,000

DavidJames
the estate agent



29 Matlock Street

Netherfield, Nottingham

GUIDE PRICE £160,000-£170,000. Well-presented period terrace with 2 double bedrooms, 2 receptions, fitted kitchen with utility and a low-maintenance garden – all close to Netherfield's amenities!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

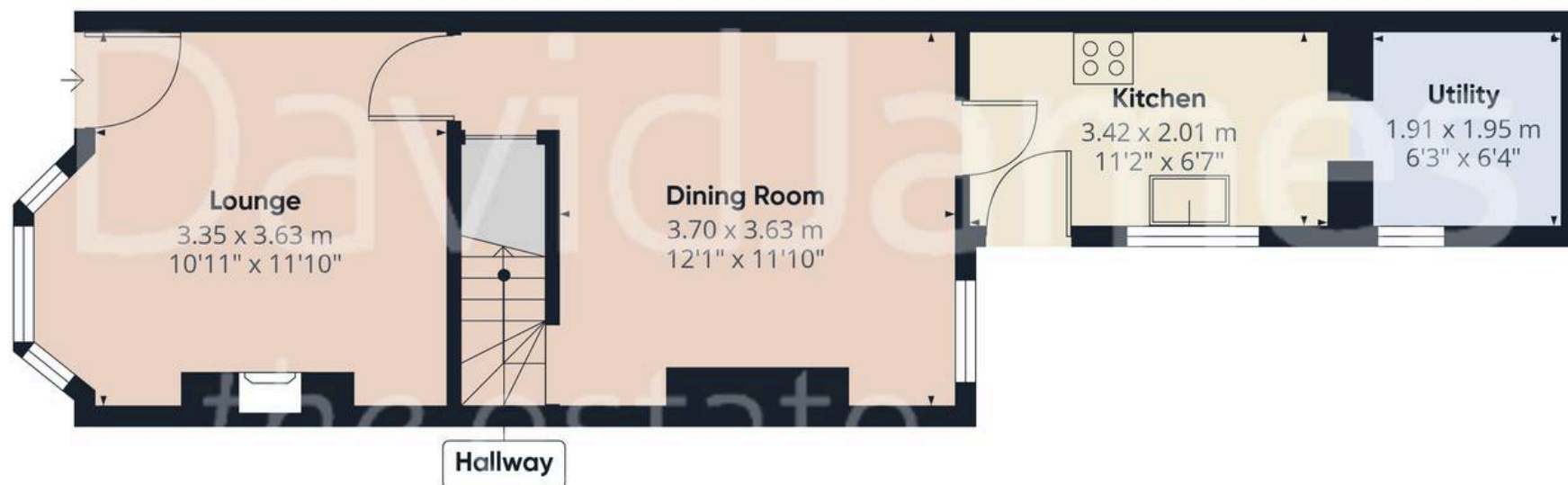
EPC Environmental Impact Rating:

- Well-presented period terrace house
- Deceptively spacious home in a cul de sac location
- A short walk from Netherfield's nearby amenities, bus and train services
- Bright and inviting lounge with a superb feature fireplace and bay window with seating
- Separate versatile dining room
- Fitted kitchen with a useful adjoining utility area
- Two first floor double bedrooms
- First floor period-style bathroom with a three-piece white suite
- Low-maintenance, south-westerly facing and enclosed rear garden with a sheltered seating area
- Viewing highly recommended!









Floor 0

Approximate total area⁽¹⁾

71.9 m²

773 ft²



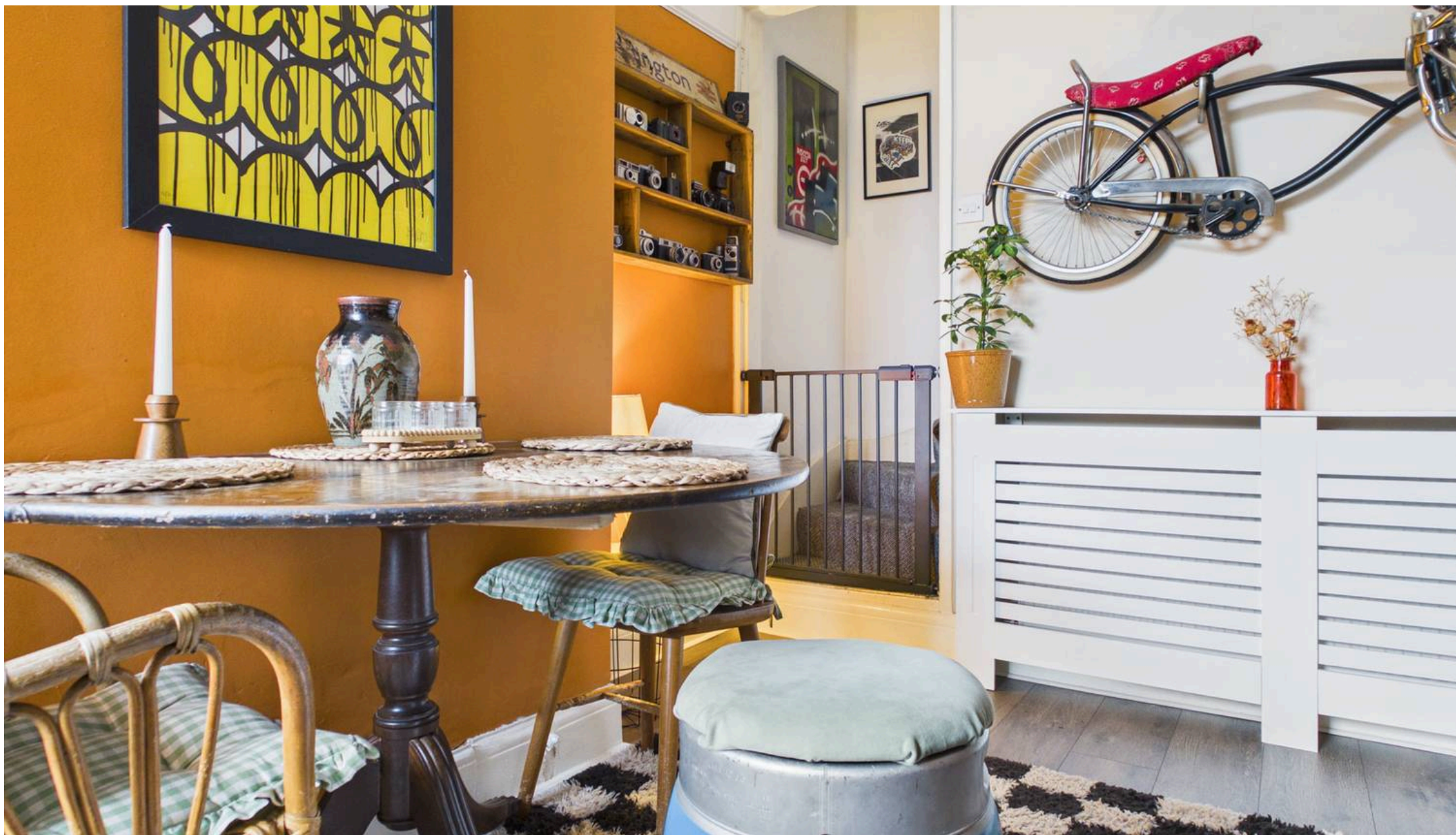
Floor 1



(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.

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