



9 Kozi Kots, Netherfield - NG4 2FD

Guide Price £240,000



9 Kozi Kots

Netherfield, Nottingham

NO CHAIN! Charming mid-terrace with 3 beds, 2 reception rooms, modern breakfast kitchen, landscaped garden and parking. On a cul-de-sac with amenities, shops & transport links close to hand!

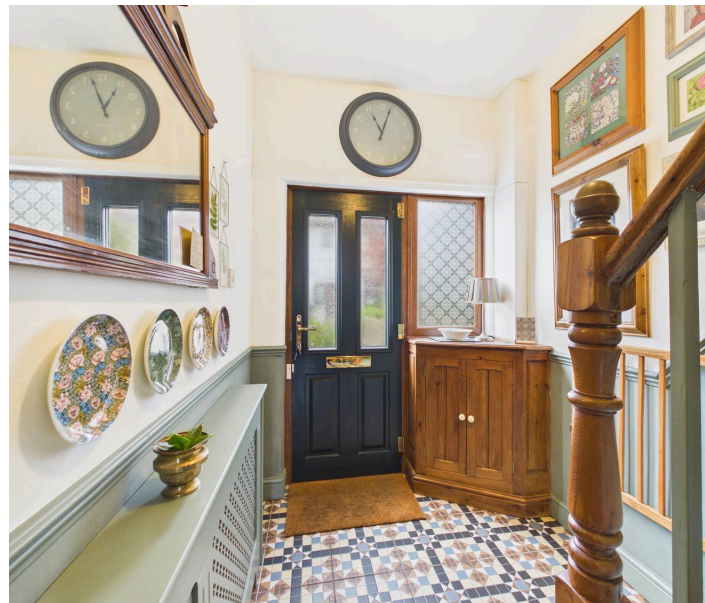
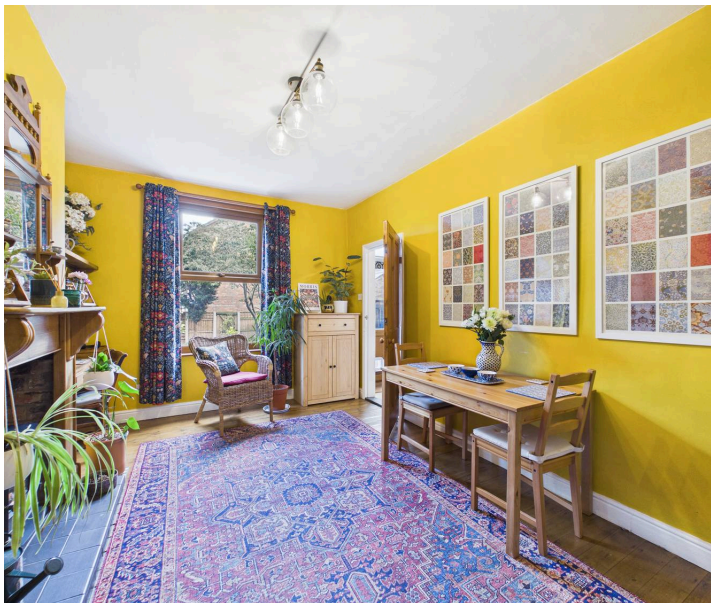
Council Tax band: A

Tenure: Freehold

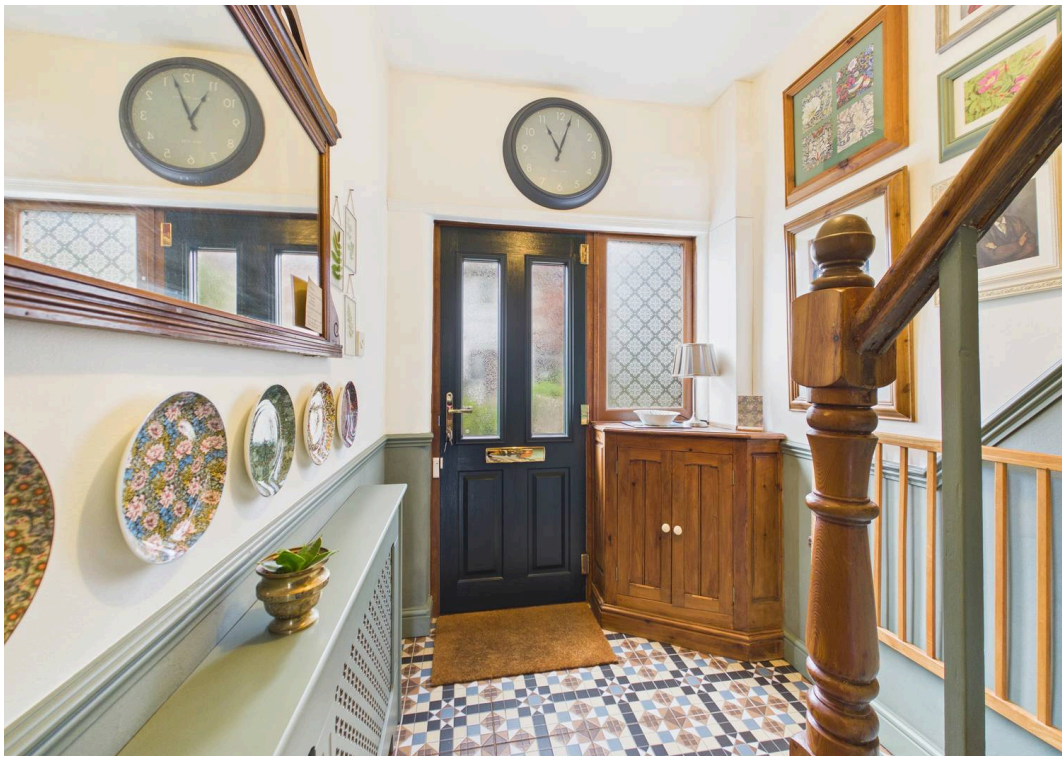
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Beautifully presented mid-terrace period home with character features throughout
- Offered to the market with no upward chain
- Convenient cul-de-sac location close to local shops, bus and train links plus Victoria Retail Park
- Stunning entrance hallway with decorative tiled flooring
- Elegant lounge with bay window, feature fireplace and exposed wooden flooring
- Delightful dining room with feature fireplace and views over the rear garden
- Stylish and modern breakfast kitchen with a range of integrated appliances
- Three generous double bedrooms with original floorboards and period features
- Modern bathroom with white three-piece suite and shower over the bath
- Wonderful landscaped rear garden with patio, outbuilding storage and permit parking

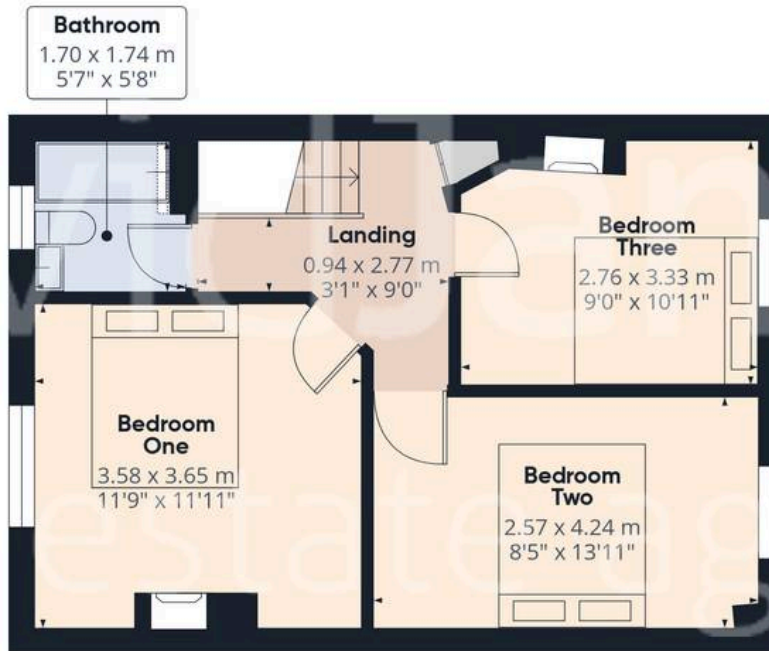








Floor 0



Floor 1



Approximate total area⁽¹⁾

81.4 m²
876 ft²

Reduced headroom

0.8 m²
8 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.

GIRAFFE360



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