



## 40 Dunstan Street, Netherfield - NG4 2PB

Guide Price £145,000



## 40 Dunstan Street

Netherfield, Nottingham

NO CHAIN! Well-presented 2 bed mid-terrace house close to Netherfield's amenities and transport links! Lounge, dining kitchen with utility and a first floor bathroom plus a southerly-facing garden!

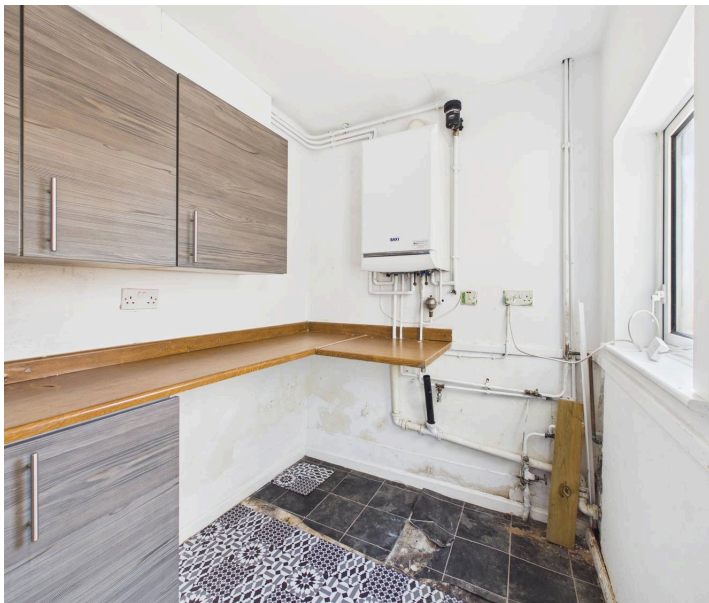
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Mid-terraced house
- Offered to the market with no upward chain
- No-through-road location
- Conveniently positioned for access to Netherfield's nearby amenities and transport links
- Ideally suited to first-time buyers and investors
- Bright and welcoming lounge with a feature decorative fireplace
- Spacious dining kitchen with integrated cooking appliances and a separate utility
- Two first floor bedrooms (including a generous front-facing main double bedroom)
- Well-appointed bathroom with a white three-piece suite and over-bath shower
- South-eastely facing lawned rear garden with initial patio seating space









Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
62 m<sup>2</sup>  
666 ft<sup>2</sup>

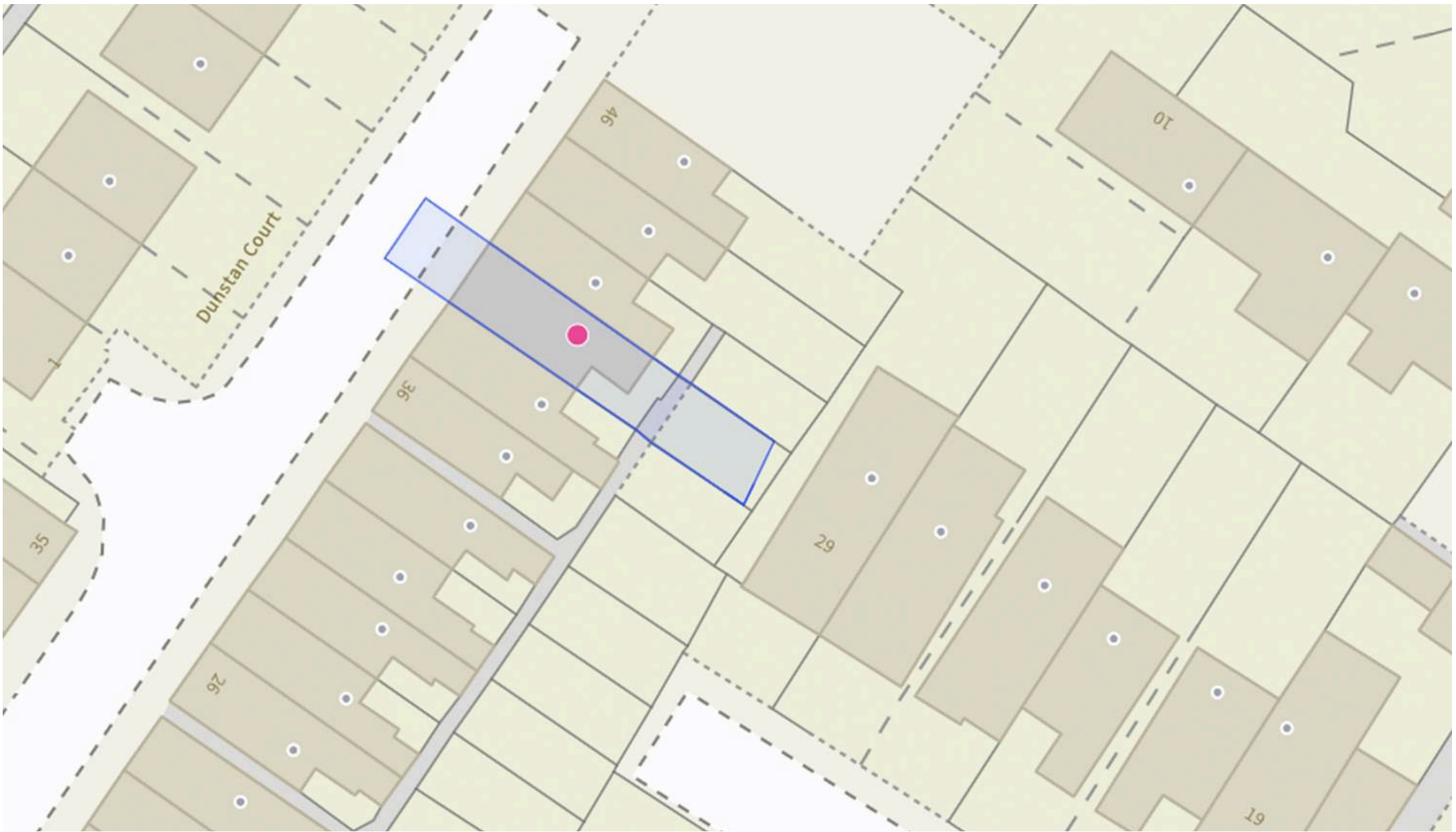
**Reduced headroom**  
0.5 m<sup>2</sup>  
6 ft<sup>2</sup>

(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



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