



60 Curzon Street, Netherfield – NG4 2NQ

Guide Price £130,000



60 Curzon Street

Netherfield, Nottingham

GUIDE PRICE £130,000-£140,000 2 bed end-terrace home with no upward chain! Close to Netherfield's amenities & transport links with a practical layout making it an ideal first-time buy or investment!

Council Tax band: A

Tenure: Freehold

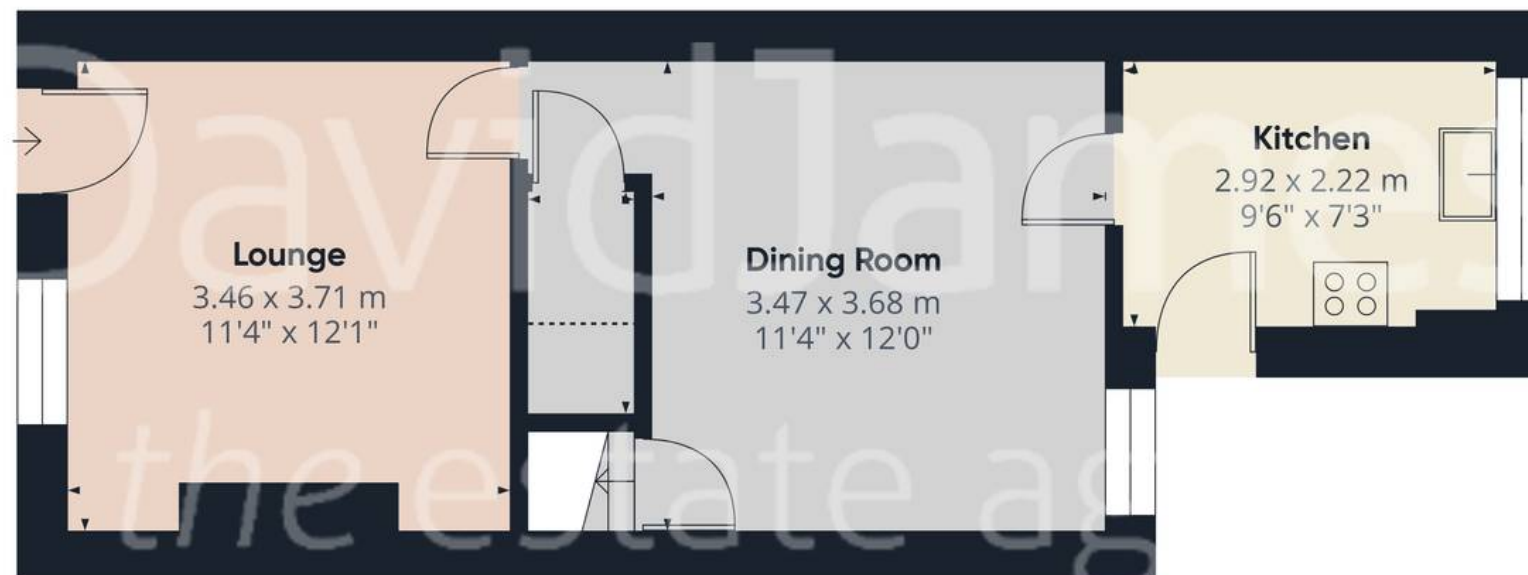
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

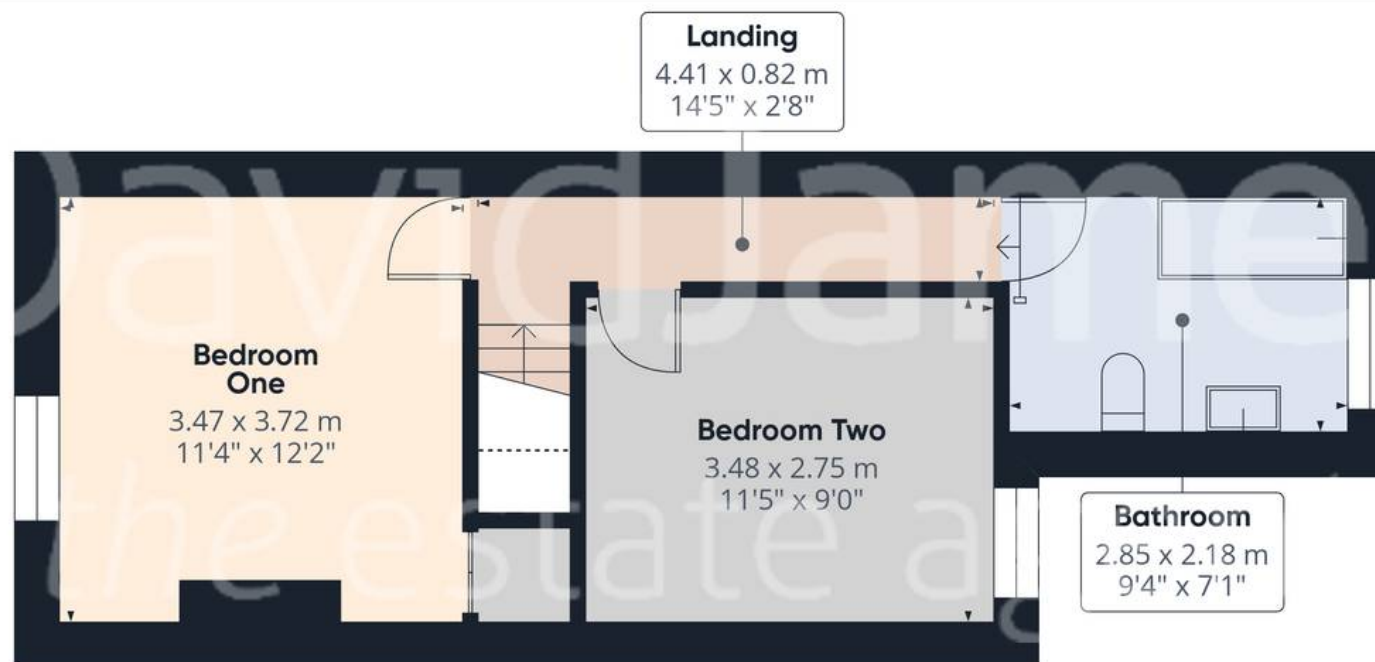
- End-terrace offered to the market with no upward chain
- Great location close to Netherfield's shops, supermarkets, transport links and Victoria Retail Park
- Ideal for first-time buyers or investors
- Bright and airy lounge with feature electric fireplace
- Bright and spacious dining room with a feature electric fire
- Fitted kitchen with a range of base and eye level units and space for freestanding appliances
- Two double bedrooms (main bedroom with a useful storage cupboard)
- First floor bathroom/Wc with vanity basin with storage
- Gas central heating with a combination boiler
- Good-sized low maintenance rear garden with garden shed







Floor 0



Floor 1

Approximate total area⁽¹⁾

68.1 m²

734 ft²

Reduced headroom

0.5 m²

5 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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