



197 Curzon Street, Netherfield - NG4 2NR

Guide Price **£220,000**





197 Curzon Street

Netherfield, Nottingham

Semi-detached family home with 3 beds, modern kitchen, 2 reception rooms, superb large bathroom and a SE-facing low maintenance garden. Great transport links near amenities in Netherfield and Colwick.

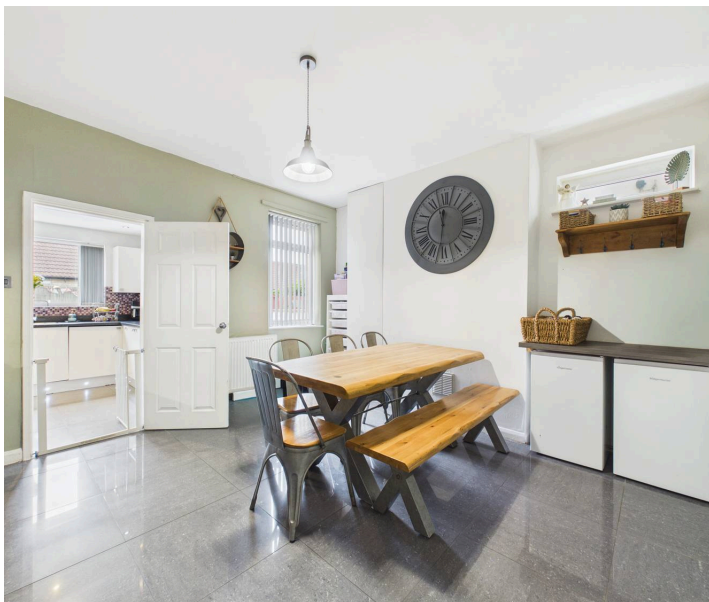
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

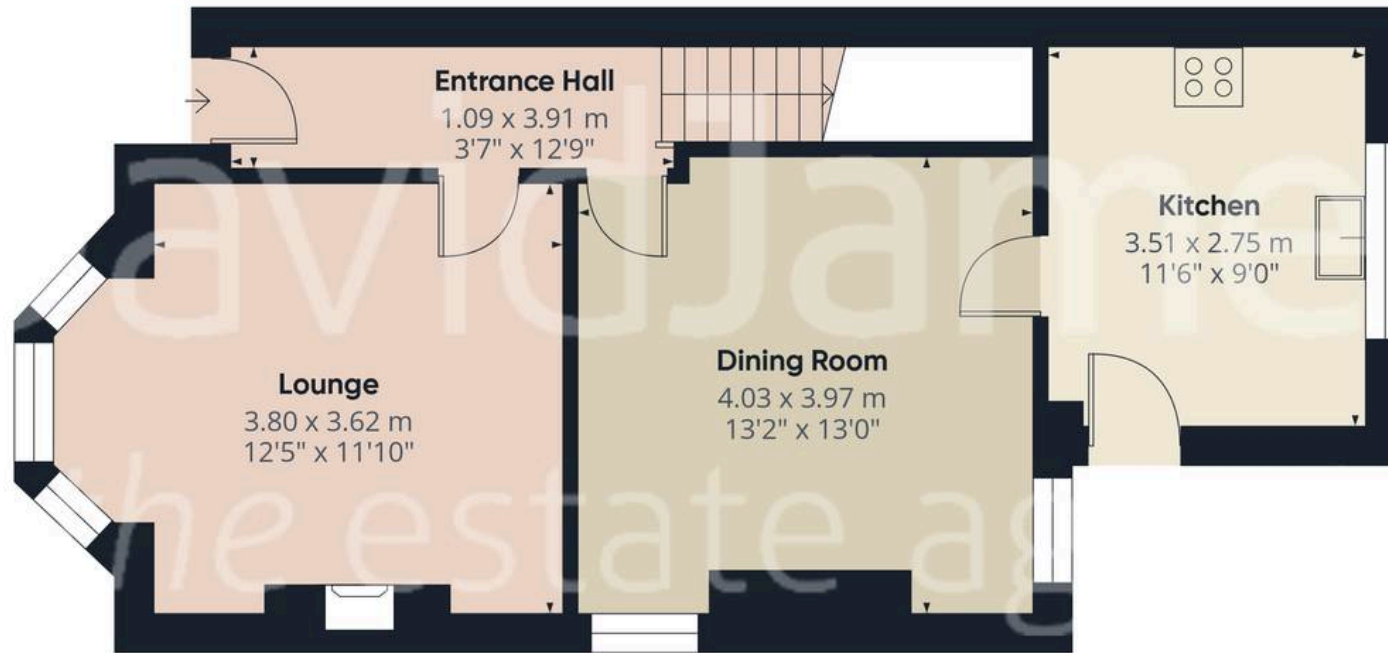
EPC Environmental Impact Rating:

- Semi-detached family home
- Ideal for families or first-time buyers looking to step on the property ladder
- Within easy reach of both Netherfield and Colwick's amenities
- Frequent bus and train links available nearby
- Bright and inviting lounge with a feature multi-fuel burner and bay window
- Separate versatile dining room
- Modern fitted kitchen with a range of integrated appliances
- Three first floor bedrooms
- Stunning large bathroom with a four piece suite (including a bath and separate walk-in rainfall shower)
- Low-maintenance SE facing rear garden









Floor 0



Floor 1



Approximate total area⁽¹⁾

91.5 m²
984 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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