

HoldenCopley

PREPARE TO BE MOVED

Curzon Street, Netherfield, Nottinghamshire NG4 2NQ

Asking Price £77,500

NO UPWARD CHAIN...

This two bedroom terraced house would make the perfect purchase for any first time buyer or investor alike as it offers plenty of potential throughout and is being sold with no upward chain. The property is situated within close proximity to local amenities and excellent transport links into the City Centre.

To the ground floor there is a lounge, a dining room and a kitchen.

The first floor carries two double bedrooms serviced by the three piece bathroom suite.

Outside to the front of the property is on street parking and to the rear is an enclosed garden.

MUST BE VIEWED



- Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen
- Three Piece Bathroom Suite
- Enclosed Garden
- No Chain
- Plenty Of Potential
- Freehold
- Must Be Viewed

GROUND FLOOR

Living Room
12*8" x 10*9" (3.88 x 3.30)
The living room has exposed wooden flooring, a radiator, a double glazed window and provides access into the accommodation

Dining Room
12*5" x 15*5" (3.80 x 4.70)
The dining room has space for a dining table, a radiator and a double glazed window

Kitchen
6*9" x 8*10" (2.07 x 2.70)
The kitchen has a range of base and wall units, a stainless steel sink with mixer taps, space for a cooker, space for a fridge freezer, space for a washing machine, part tiled walls, a radiator, a double glazed window and a door leading to the rear garden

FIRST FLOOR

Landing
The landing has a loft hatch, part wooden panelled walls, exposed wooden flooring, a radiator and provides access to the first floor accommodation

Master Bedroom
14*1" x 10*5" (4.30 x 3.20)
The main bedroom has a radiator and a double glazed window

Bedroom Two
10*9" x 11*11" (3.30 x 3.65)
The second bedroom has a storage cupboard, exposed wooden flooring, a radiator and a double glazed window

Bathroom
6*9" x 8*10" (2.07 x 2.70)
The bathroom has a low level flush WC, a hand wash basin, a bath, part tiled walls, a storage cupboard, a radiator and a double glazed window


OUTSIDE


Front
To the front of the property is on street parking

Rear
To the rear of the property is an enclosed garden with a lawn, a patio and a range of plants and shrubs

DISCLAIMER
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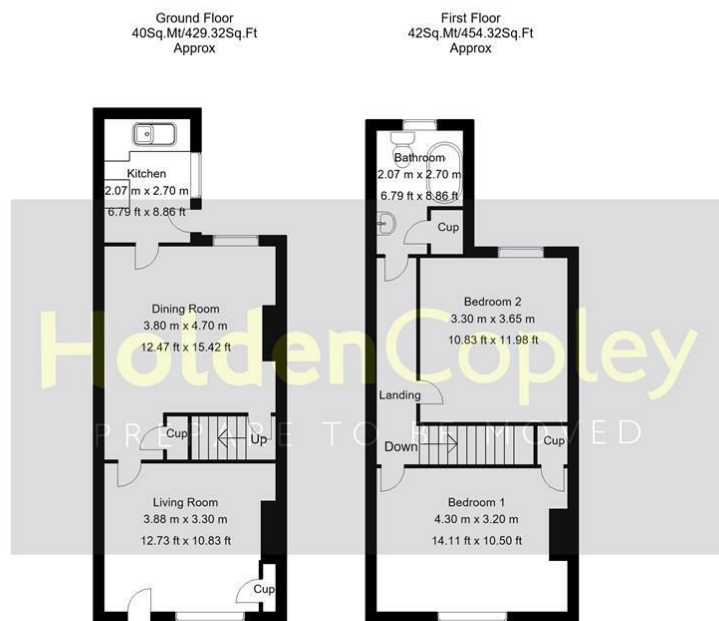
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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