



**Curzon Street
Netherfield, Nottingham NG4 2NU**

Guide Price £165,000 Freehold

A TWO BEDROOM END OF TERRACE PROPERTY WITH GAS CENTRAL HEATING AND DOUBLE GLAZING, SELLING WITH NO UPWARD CHAIN.



**** MUST VIEW ** FANTASTIC INVESTMENT BUY ** **Guide Price £165,000 - £175,000****

Robert Ellis Estate Agents are delighted to offer to the market this TWO BEDROOM END OF TERRACE PROPERTY situated in Netherfield, Nottingham.

The property is within walking distance of Netherfield high street where there is a variety shops, eateries transport links into Nottingham City centre and surrounding towns. If you take a short drive or walk you will find the Victoria Retail Park where there you find some mainstream retailers. You also have Morrisons, Sainsburys, Lidl and Aldi on your doorstep!

In brief the property comprises of; an open plan lounge kitchen diner, TWO DOUBLE BEDROOMS and a bathroom. Externally the property has a low maintenance rear garden.

Call now to arrange your viewing! Selling with NO UPWARD CHAIN. INVESTORS ONLY



Open Plan Lounge Kitchen Diner

29'3 x 11'3 approx (8.92m x 3.43m approx)

UPVC double glazed entrance door to the front elevation, UPVC double glazed windows to the front and rear elevations, UPVC double glazed door to the rear elevation leading to the enclosed rear garden, linoleum flooring, wall mounted radiators, staircase leading to the first floor landing, built-in under the stairs storage cupboard, a range of matching wall and base units featuring worksurfaces over, stainless steel sink and drainer unit with dual heat tap above, integrated oven with 4 gas hob over, space and plumbing for an automatic washing machine, space and plumbing for a freestanding fridge freezer, wall mounted gas central heating combination boiler providing hot water and central heating to the property, ample space for dining table.

First Floor Landing

Carpeted flooring, loft access hatch, internal doors leading into bedroom 1, 2 and the family bathroom.

Bedroom 1

10'3 x 11'01 approx (3.12m x 3.38m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bedroom 2

8'2 x 11'06 approx (2.49m x 3.51m approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Family Bathroom

Linoleum flooring, tiled splashbacks, wall mounted radiator, 3 piece suite comprising of a panel bath with dual heat tap and shower attachments above, hand wash basin with hot and cold taps above and a low level flush WC.

Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden with a paved patio area and steps leading to a gravel area with fencing to the boundaries.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

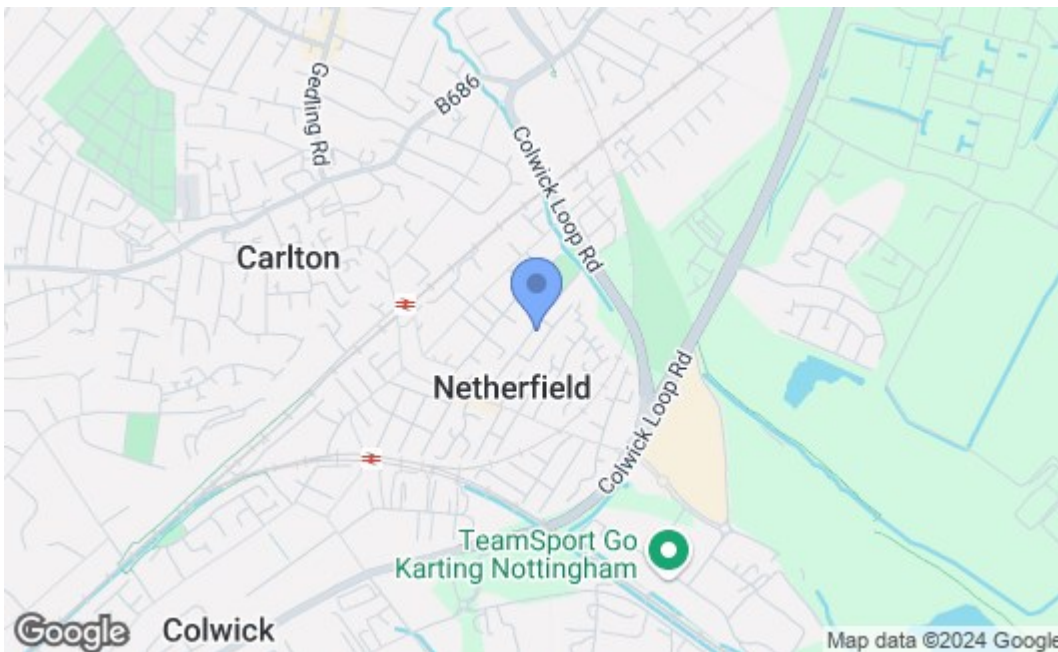
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.