



Curzon Street  
Netherfield, Nottingham NG4 2NU

**Asking Price £190,000 Freehold**

A THREE BEDROOM MID TERRACE  
PROPERTY WITH GAS CENTRAL HEATING  
AND DOUBLE GLAZING, SELLING WITH  
NO UPWARD CHAIN.





#### MUST VIEW – FANTASTIC INVESTMENT OPPORTUNITY

Robert Ellis Estate Agents are delighted to bring to the market this THREE-BEDROOM MID-TERRACE PROPERTY, perfectly positioned in the heart of Netherfield, Nottingham.

This property is conveniently located just a short walk from Netherfield High Street, where you'll find a variety of shops, eateries, and excellent transport links to Nottingham City Centre and surrounding areas. For those who love shopping or need access to everyday essentials, the Victoria Retail Park is close by, offering a range of mainstream retailers. Additionally, supermarkets including Morrisons, Sainsbury's, Lidl, and Aldi are all within easy reach.

The property offers spacious accommodation, featuring an open-plan lounge and dining room that provides a versatile and sociable living space. The ground floor also includes a modern fitted kitchen and a practical utility room. Upstairs, there are three well-proportioned bedrooms and a family bathroom, making this home ideal for families, first-time buyers, or investors. Outside, the low-maintenance rear garden provides a private space to relax and unwind.

Offered to the market with NO UPWARD CHAIN, this property is a fantastic opportunity for those seeking a hassle-free purchase. Its excellent location, close to amenities and transport links, further adds to its appeal.

Early viewing is highly recommended! Call Robert Ellis today to arrange your appointment.



### Front of Property

To the front of the property there is a low maintenance gravel garden, fencing to the boundary, pathway leading to front entrance door.

### Entrance Hallway

UPVC double glazed door to the front elevation, staircase leading to the first floor landing, linoleum floor covering, meter cupboard, panelled door leading to living room.

### Living Room

17'10" x 12'3" approx (5.44m x 3.73m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, panelled door leading through to kitchen, archway leading to dining area.

### Dining Area

6'11" x 15'1" approx (2.11m x 4.60m approx)

This additional reception room benefits from having UPVC double glazed french doors to rear elevation, wall mounted radiator, ceiling light point, linoleum floor covering, archway leading through to living room.

### Kitchen

17'11" x 8'9" approx (5.46m x 2.67m approx)

UPVC double glazed window to the front elevation, fitted kitchen with a range of matching wall and base units incorporating laminate work surfaces over, 1.5 bowl stainless steel sink with mixer tap above, integrated oven, 4 ring gas hob with stainless steel extractor above, tiled splashbacks, linoleum floor covering, ceiling light point, wall mounted radiator, wall mounted gas combination boiler providing hot water and central heating to the property, glazed door leading to utility room.

### Utility Room

6'11" x 9'01" approx (2.11m x 2.77m approx)

UPVC double glazed window and door to the rear elevation leading to low maintenance garden at rear, recessed spotlights to ceiling, wall mounted radiator, space and plumbing for automatic washing machine, space and point for free standing fridge freezer, linoleum floor covering.

### First Floor Landing

7'2" x 9'1" approx (2.18m x 2.77m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, loft access hatch, panelled doors leading off to bedroom 1, 2, 3 and the family bathroom.

### Bedroom 1

10'7" x 11'08" approx (3.23m x 3.56m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, carpeted flooring, dado rail, built-in wardrobe providing additional storage space.

### Bedroom 2

11'05" x 9'06" approx (3.48m x 2.90m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, carpeted flooring, shelving with additional storage space.

### Bedroom 3

8'6" x 7'2" approx (2.59m x 2.18m approx)

UPVC double glazed window to the rear elevation, ceiling light point, dado rail, carpeted flooring.

### Family Bathroom

9'09" x 6'01" approx (2.97m x 1.85m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, 3 piece suite comprising of panel bath with mains fed shower above, hand wash basin, low level flush WC, tiled splashbacks, ceiling light point, extractor fan.

### Rear of Property

To the rear of the property there is an enclosed low maintenance garden incorporating a large paved patio area and fencing to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: B

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

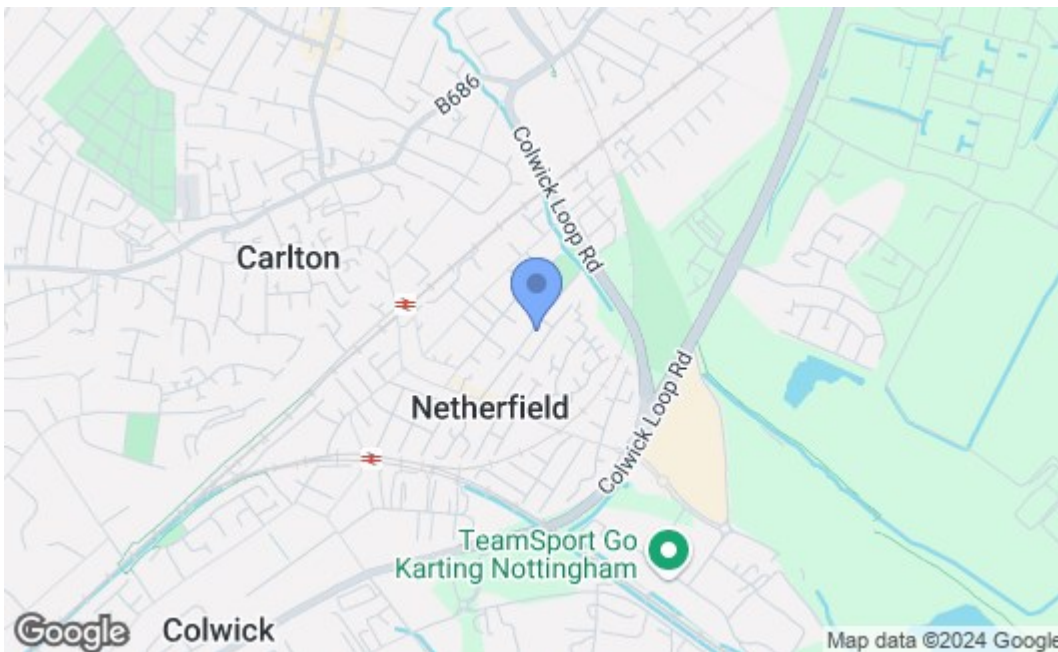
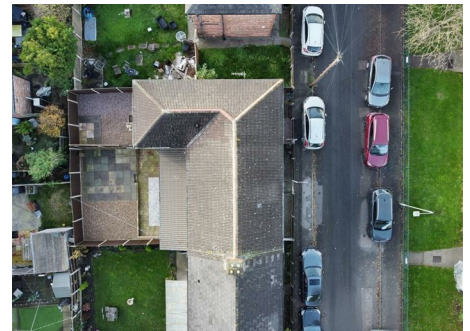
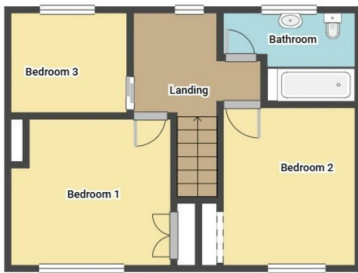
Non-Standard Construction: No

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			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.