



**Godfrey Street  
Netherfield, Nottingham NG4 2JG**

**A WELL PRESENTED TWO BEDROOM  
TERRACE HOME IN NETHERFIELD!**

**Offers In The Region Of £175,000 Freehold**



\*\*NO CHAIN!\*\*

Robert Ellis Estate Agents are delighted to bring to the market this well-presented two-bedroom mid-terrace home, with both bedrooms benefiting from their own en-suite facilities, offering spacious and versatile accommodation that would suit a small family, couple or investor alike.

Upon entering the property you are welcomed into the first reception room, a bright and inviting space which leads through to a second reception room. This room provides access to the stairs leading to the first floor and flows through to the fitted kitchen at the rear of the property. The kitchen offers access to the rear yard garden via a door to the outside. The rear space also benefits from an outside WC and a low-maintenance yard area, ideal for outdoor seating or storage.

To the first floor the property offers two generously sized double bedrooms, both of which benefit from their own private en-suite bathrooms, a rare and highly desirable feature that adds both comfort and convenience.

The property is ideally positioned within walking distance of Victoria Retail Park, which offers a variety of shops, supermarkets and popular local eateries. There are also excellent transport links nearby along with a selection of well-regarded schools, making the location both practical and convenient for everyday living.

This fantastic home offers a great opportunity for first-time buyers, investors or those looking for a property with strong rental potential. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

Do not miss out on this great opportunity.



### Lounge

11'43 x 11'14 approx (3.35m x 3.35m approx)  
UPVC entrance door to the front elevation, UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator, TV point.

### Inner Hallway

Staircase leading to the first floor landing, opening through to the second reception room.

### Reception Room Two

11'32 x 10'80 approx (3.35m x 3.05m approx)  
Wall mounted radiator, UPVC double glazed window to the rear elevation, door leading through to the kitchen, understairs storage cupboard, built-in storage, carpeted flooring.

### Kitchen

5'88 x 12'62 approx (1.52m x 3.66m approx)  
a range of base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, oven with four ring electric hob over and extractor hood above, tiled splashbacks, wall mounted radiator, space and point for a fridge freezer, UPVC door giving access to the rear garden, UPVC double glazed window to the side and rear elevations, recessed spotlights to the ceiling, vinyl flooring.

### Bedroom One

11'13 x 11'46 approx (3.35m x 3.35m approx)  
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, door to the bathroom.

### Bathroom

5'83 x 7'48 approx (1.52m x 2.13m approx)  
Vinyl flooring, UPVC double glazed window to the side elevation, tiled splashbacks, wall mounted radiator, bath with mains fed shower over, wash hand basin, WC.

### Bedroom Two

10'20 x 11'16 approx (3.05m x 3.35m approx)  
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, built-in storage, access to the loft, door to the en-suite.

### En-Suite

5'08 x 5'03 approx (1.73m x 1.60m approx)  
Vinyl flooring, vanity wash hand basin, tiled splashbacks, shower cubicle with electric shower.

### Rear of Property

To the rear of the property there is an enclosed low maintenance patioed rear garden, shed, outhouse WC, access gate, 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 13mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

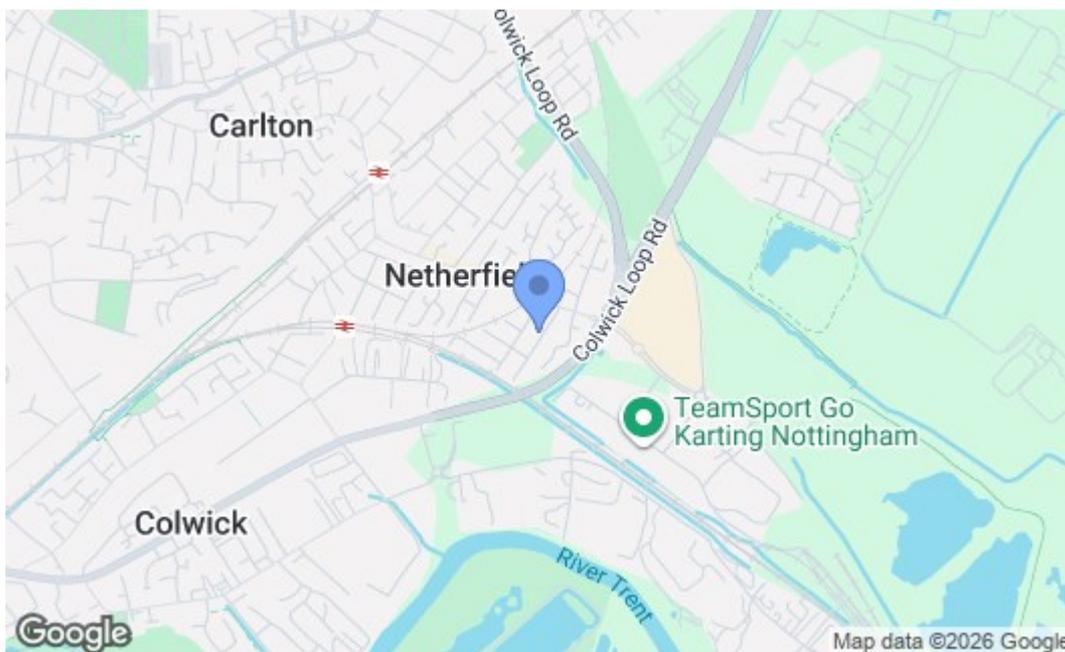
Flood Defences: No

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			
(55-68) D		65	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.