



31 Bourne Street, Netherfield – NG4 2FJ

Guide Price £200,000

David James
the estate agent



31 Bourne Street

Netherfield, Nottingham

GUIDE PRICE £200,000 – £210,000 Well-presented 2 double bed Victorian terraced house with original features, 2 reception rooms and a private garden. Offered with no chain, close to amenities and ideal for first-time buyers!

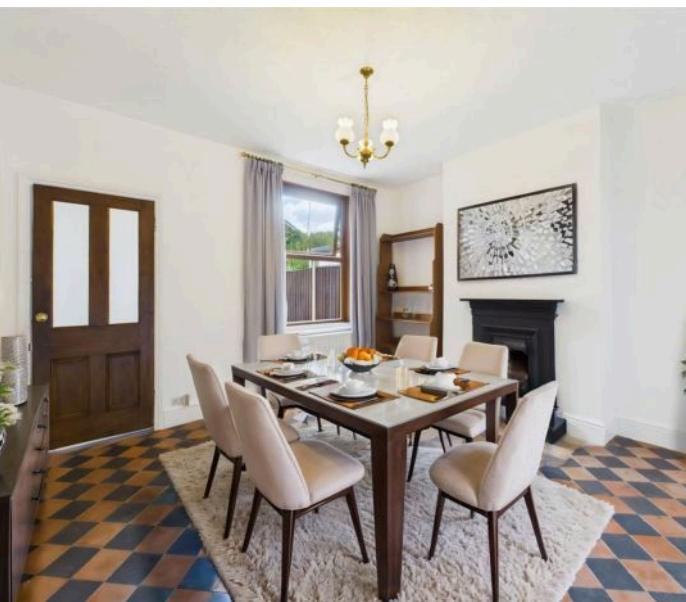
Council Tax band: A

Tenure: Freehold

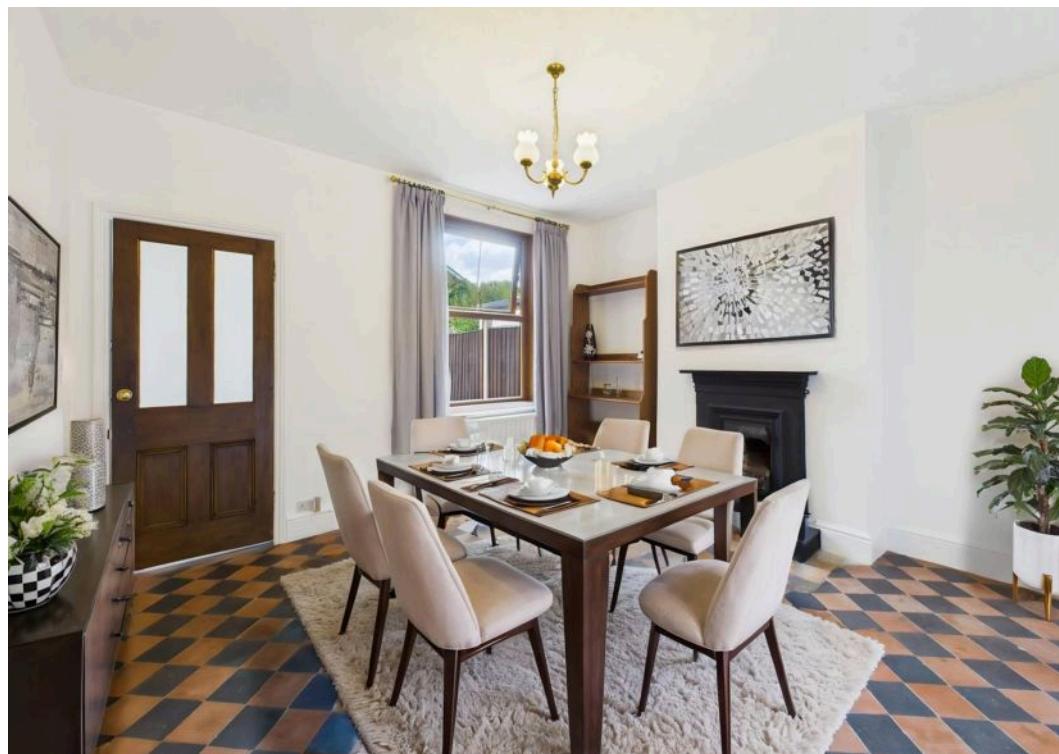
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Well-presented and characterful mid-terrace house
- Offered to the market with no upward chain
- A short walk from Netherfield's amenities and frequent bus services
- Neutrally-decorated lounge with large bay window and feature fireplace
- Versatile dining/sitting room with a feature fireplace and chequered tile flooring
- Fitted kitchen with timber worktops and a separate utility space
- Ground floor WC for added convenience
- Two spacious double bedrooms
- Period-style bathroom with feature tiling
- Enclosed low-maintenance rear garden with patio area









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Approximate total area⁽¹⁾

91.7 m²

986 ft²

Reduced headroom

0.6 m²

6 ft²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 1



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.