



31 Bourne Street, Netherfield – NG4 2FJ

Guide Price **£200,000**

DavidJames
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!

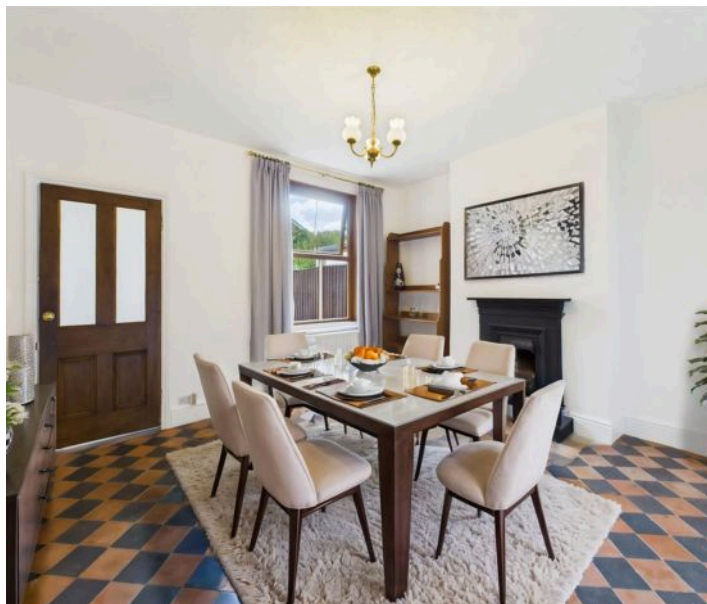
Council Tax band: A

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









Floor 0

Approximate total area⁽¹⁾

91.7 m²
986 ft²

Reduced headroom

0.6 m²
6 ft²



Floor 1

(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.

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David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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