



60 Curzon Street, Netherfield – NG4 2NQ

Guide Price **£150,000**



60 Curzon Street

Netherfield, Nottingham

This two bed end-terrace is chain-free & close to Netherfield's amenities & transport links with a practical layout making it an ideal for first-time buyers or investors.

Council Tax band: A

Tenure: Freehold

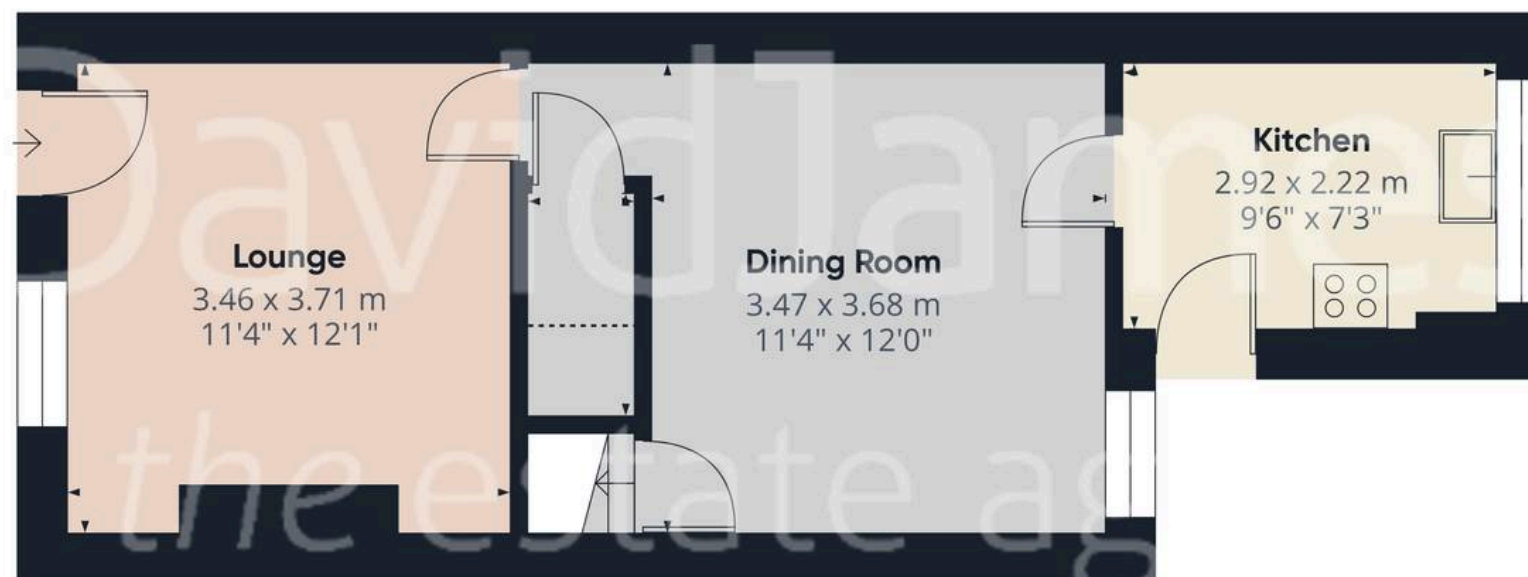
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

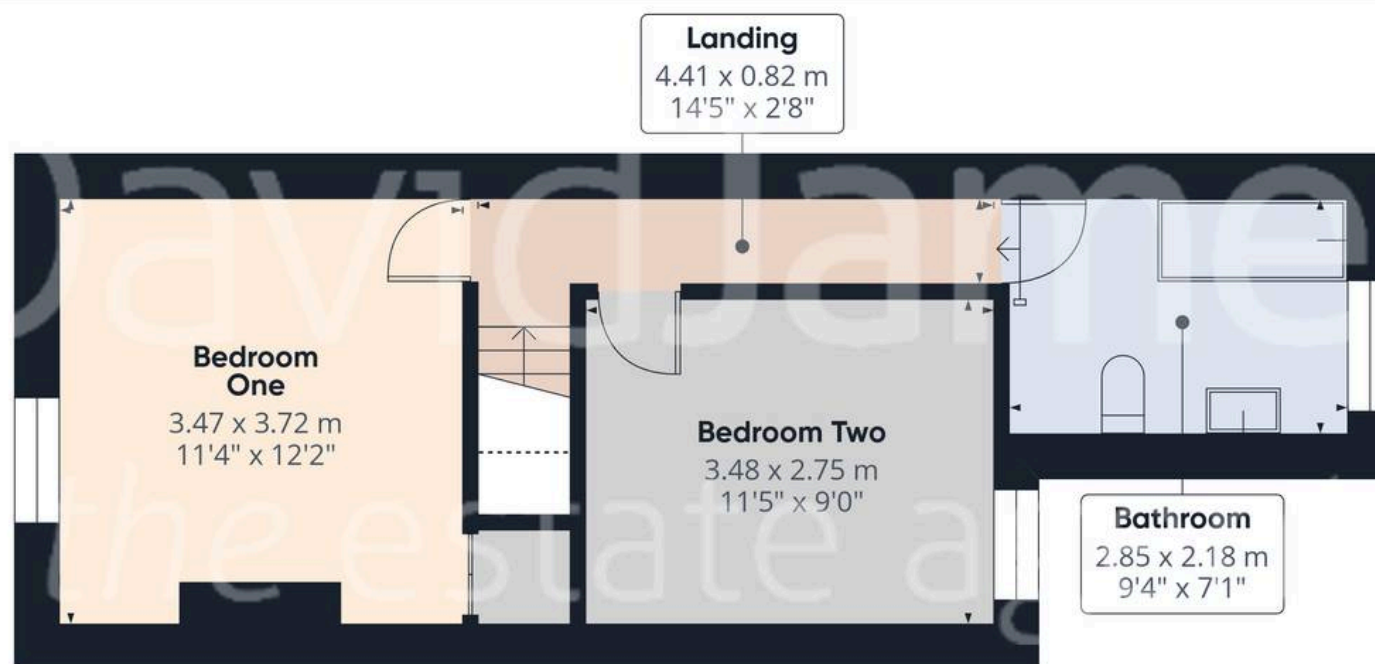
- End-terrace offered to the market with no upward chain
- Two double bedrooms (main bedroom with a useful storage cupboard)
- Great location close to Netherfield's shops, supermarkets, transport links and Victoria Retail Park
- Bright and airy lounge with feature electric fireplace
- Bright and spacious dining room with a feature electric fire
- Fitted kitchen with a range of base and eye level units and space for freestanding appliances
- First floor bathroom/Wc with vanity basin with storage
- Gas central heating with a combination boiler
- Good-sized low maintenance rear garden with garden shed
- Ideal for first-time buyers or investors







Floor 0



Floor 1

Approximate total area⁽¹⁾

68.1 m²

734 ft²

Reduced headroom

0.5 m²

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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