



9 Carnarvon Street, Netherfield – NG4 2FL

Guide Price £160,000

DavidJames
the estate agent



9 Carnarvon Street

Netherfield, Nottingham

NO CHAIN! Recently renovated mid-terraced house close to Netherfield's amenities, ideal for first-time buyers or investors. Includes 2 reception rooms, modern kitchen, 2 double beds and new bathroom!

Council Tax band: A

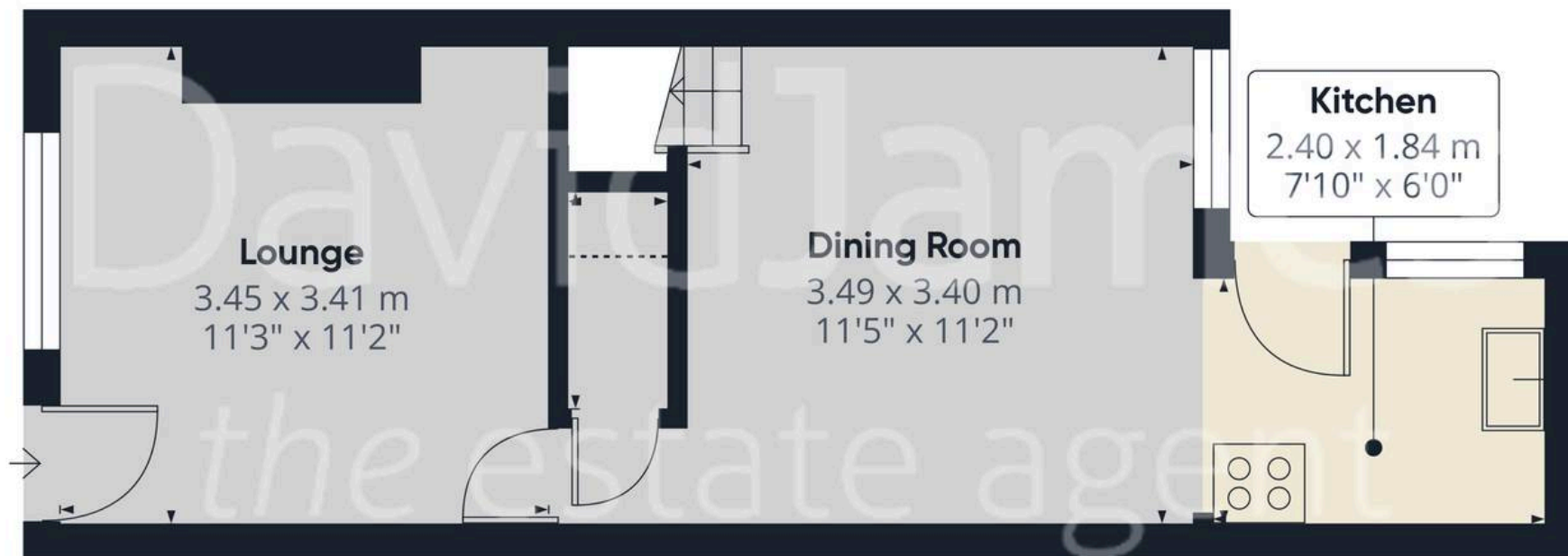
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Recently renovated mid-terraced house
- Offered to the market with no upward chain
- Perfect for first-time buyers, downsizers or investors
- A short walk from Netherfield's nearby amenities and transport links
- Good-sized front facing lounge
- Spacious dining room with open kitchen access
- Modern kitchen with integrated cooking appliances
- Two first floor double bedrooms
- Modern newly-fitted family bathroom with a three-piece suite
- Low-maintenance enclosed rear garden with practical outdoor storage





Floor 0

Approximate total area⁽¹⁾

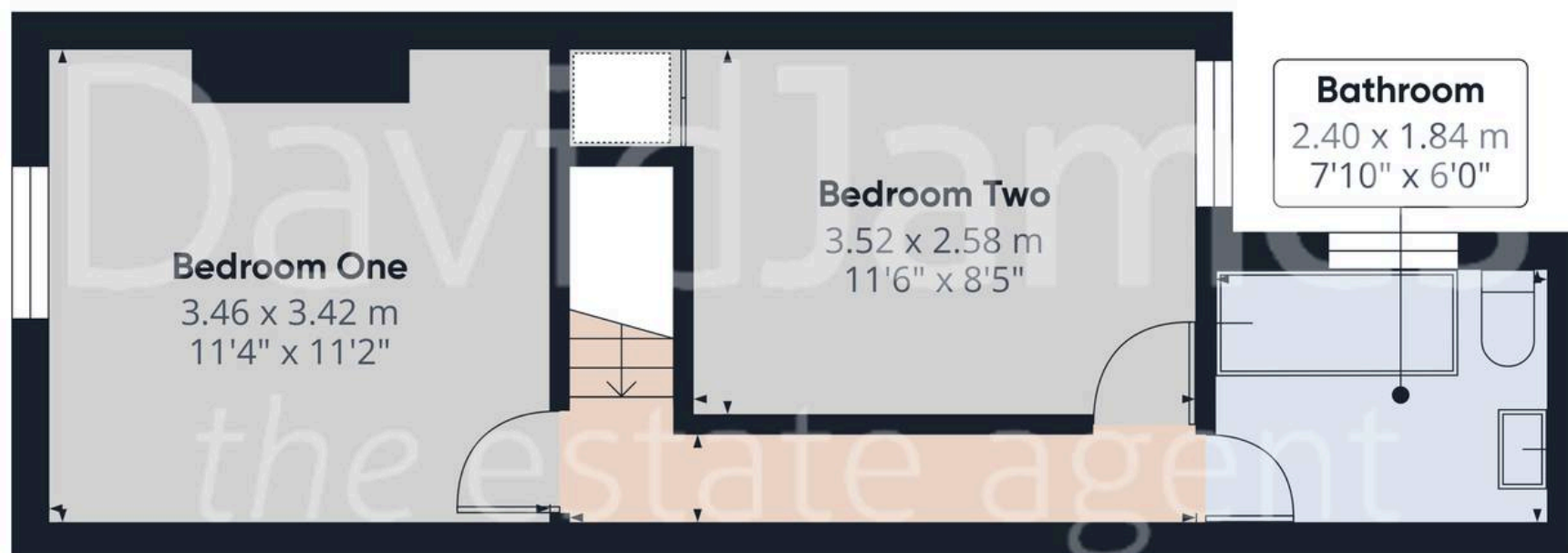
58.95 m²

634.54 ft²

Reduced headroom

0.32 m²

3.42 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

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

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.