

19 Godfrey Street, Netherfield - NG4 2JH Guide Price £190,000 - £200,000







# 19 Godfrey Street

Netherfield, Nottingham

GUIDE PRICE £190,000-£200,000 Semi-detached 3 bed house, ideal for first time buyers or investors. Bright living spaces, great outdoor area, walking distance to local amenities & Victoria Retail Park.

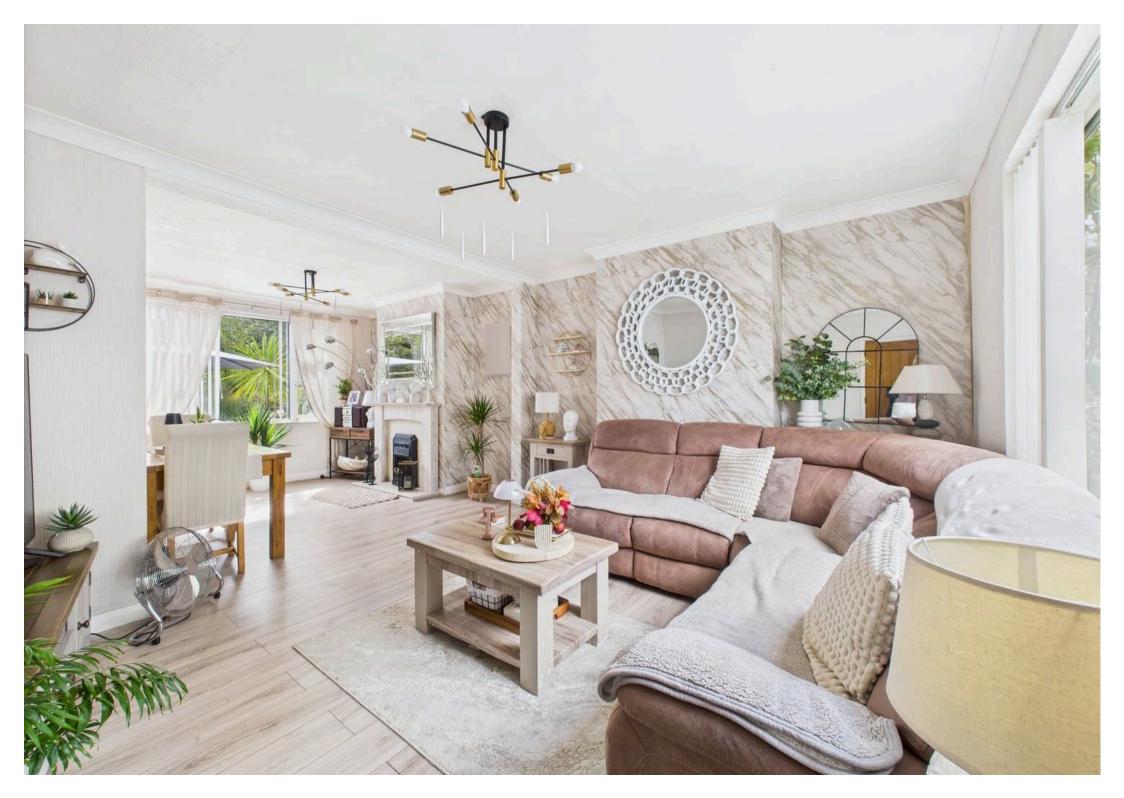
Council Tax band: B

Tenure: Freehold

**EPC Energy Efficiency Rating: D** 

**EPC Environmental Impact Rating: E** 

- Semi-detached house in excellent location
- Within walking distance of shops, supermarkets, Victoria Retail Park, bus and trains links
- Perfect for first time buyers or investors (current tenant in-situ)
- Well-presented, bright and spacious lounge/dining room with dual aspect windows and a feature fireplace
- Kitchen with shaker style units with contemporary handles and integrated cooking appliances
- Separate utility room with space for freestanding appliances
- Three bedrooms on the first floor (two of which are doubles rooms)
- White three-piece shower room with mains shower and vanity sink
- Generous south-easterly facing rear garden with paved patio and lawned area, perfect for entertaining
- Gated driveway with off-street parking













### Floor 0



Floor 1

DavidJames the estate agent

## Approximate total area<sup>(1)</sup>

70.2 m<sup>2</sup> 754 ft<sup>2</sup>

#### Reduced headroom

0.4 m<sup>2</sup> 4 ft<sup>2</sup>

(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.

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# **David James Estate Agents**

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