



DavidJames
the estate agent

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

Approximate total area⁽¹⁾

70.2 m²

754 ft²

Reduced headroom

0.4 m²

4 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.

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