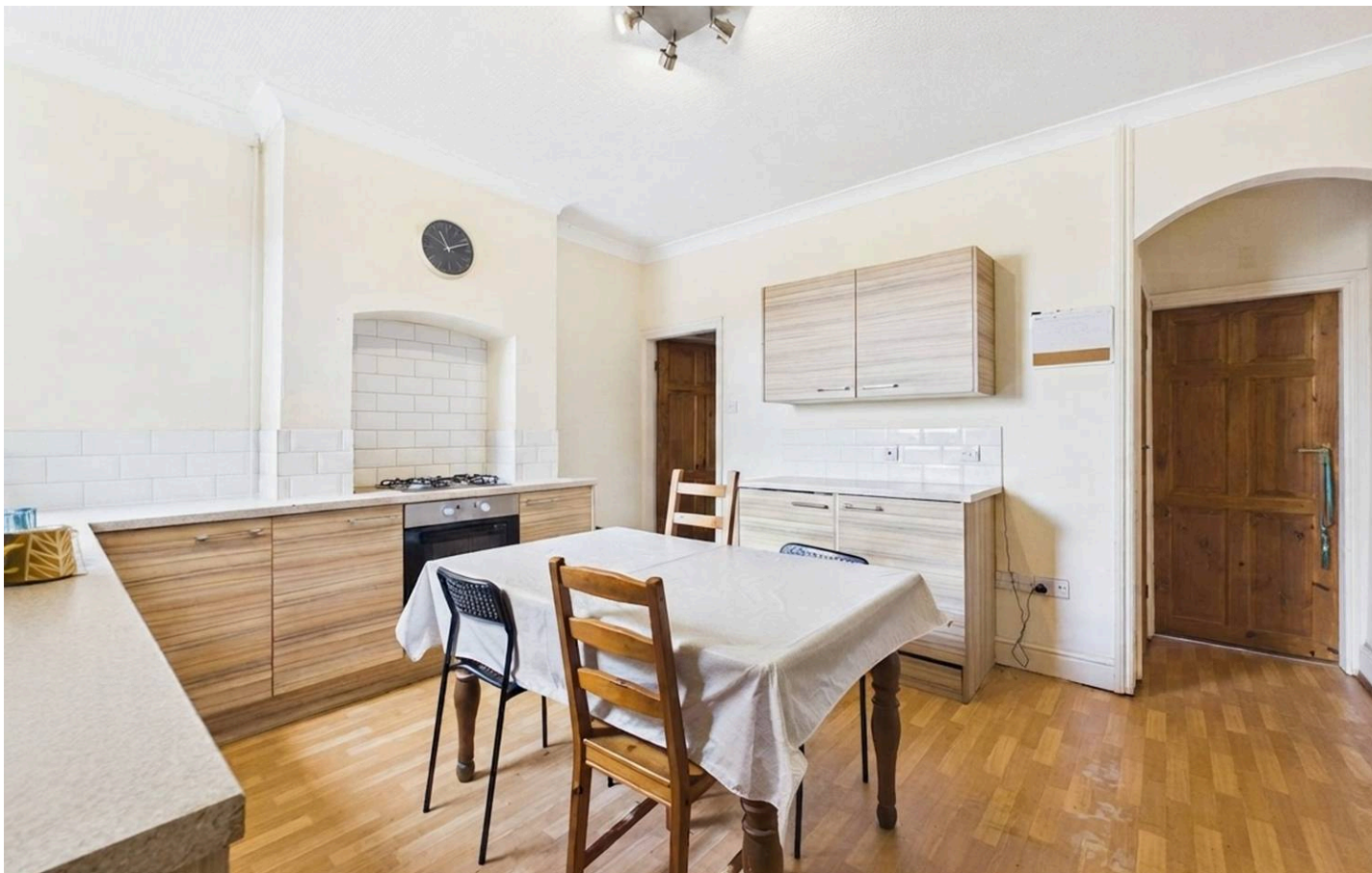




33 Pearson Street, Netherfield – NG4 2JA

Guide Price **£140,000**

DavidJames
the estate agent



33 Pearson Street

Netherfield, Nottingham

NO CHAIN! 2 double bed end terrace home with nearby amenities and transport links to the city. An ideal choice for first-time buyers looking to step on the property ladder or investment purchasers!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-proportioned end terrace home
- Available to purchase with no upward chain
- An ideal opportunity for first-time buyers or investment purchasers
- No through position within easy reach of local amenities and transport links
- Bright and inviting lounge with a feature decorative fireplace
- Modern dining kitchen with integrated appliances and ample storage space
- Separate utility room and an adjoining ground floor WC for convenience
- Two generous double bedrooms offering comfortable and versatile accommodation
- Family bathroom fitted with a white three-piece suite
- Enclosed south-west facing rear garden with excellent potential for landscaping





Floor 0



Floor 1



Approximate total area⁽¹⁾

79 m²

851 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



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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.