



2 Lyndhurst Road, Nottingham – NG2 4FW

Guide Price £170,000

DavidJames  
the estate agent



## 2 Lyndhurst Road

Nottingham, Nottingham

Stylish 3 bedroom end-terrace house with amenities and bus services on the doorstep! Ideal for first-time buyers, investors or anyone seeking easy access to the nearby Nottingham City Centre!

Council Tax band: A

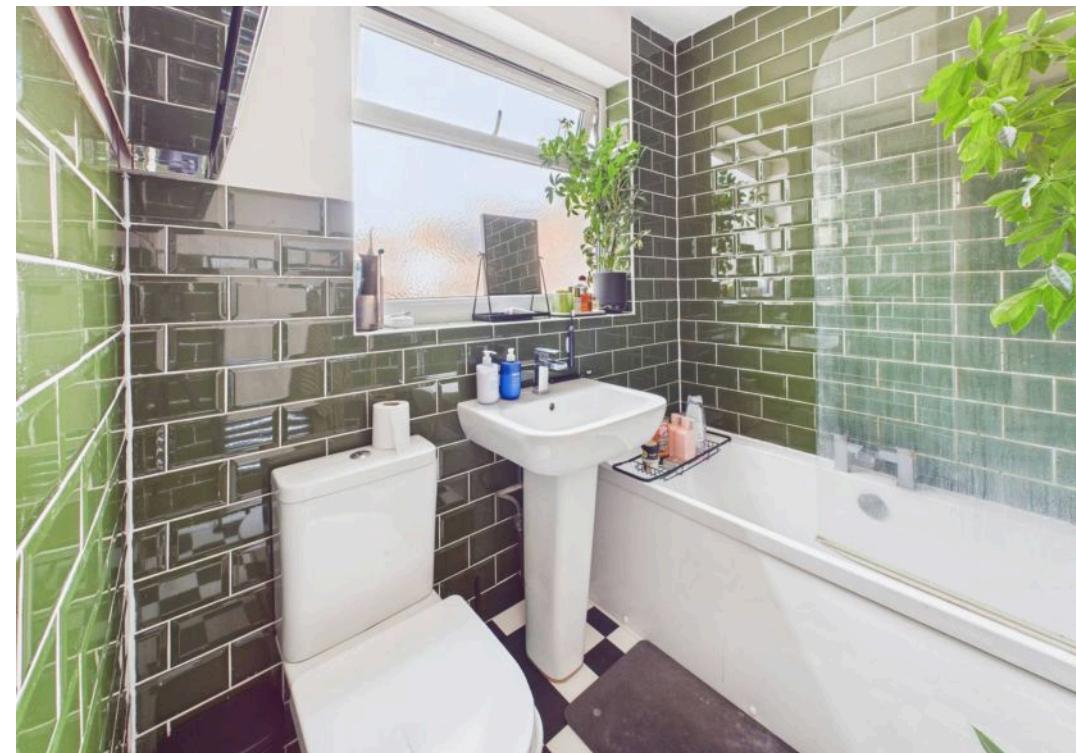
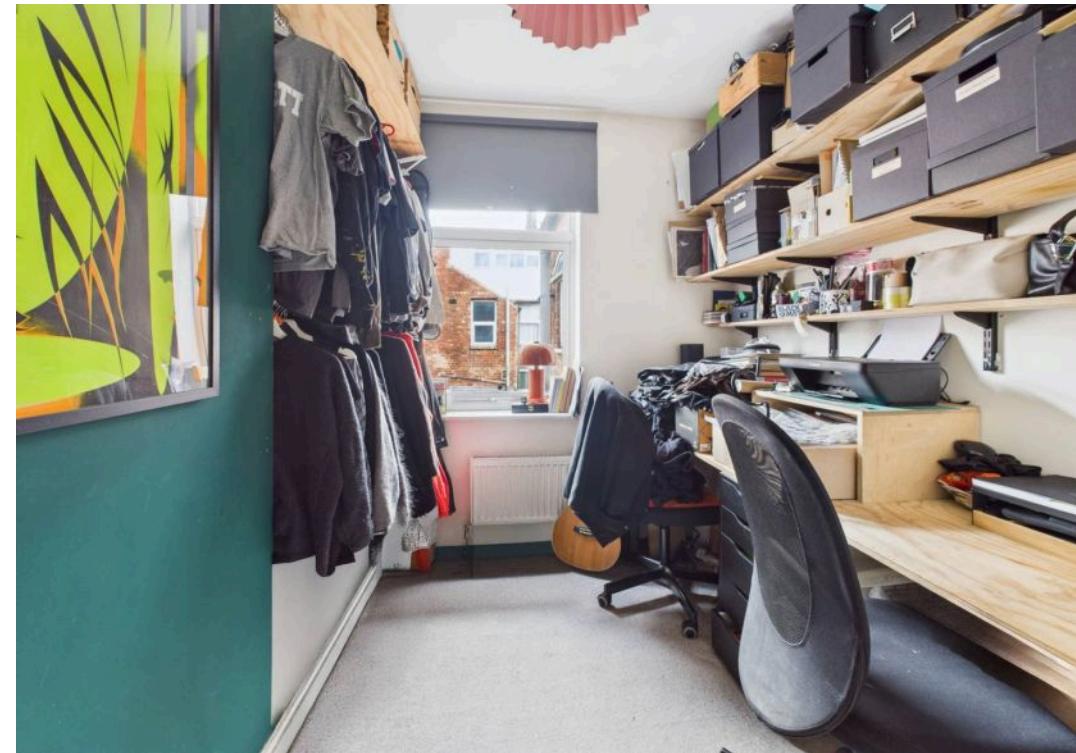
Tenure: Freehold

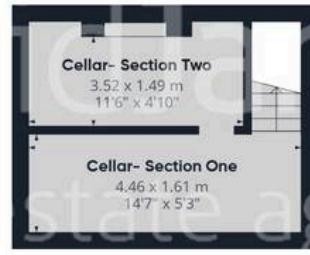
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Stylishly-presented end terrace home
- Ideal for first-time buyers, investors or those seeking convenient access to the nearby Nottingham City Centre
- A short walk from Sneinton's amenities and frequent bus services
- Welcoming lounge with wood-finish flooring and high ceilings
- Superb dining kitchen with integrated cooking appliances
- Convenient and separate utility/laundry room
- Cellar with two compartments providing useful storage space
- Three bedrooms (two first floor and one top floor)
- Refitted contemporary bathroom with a white suite and over-bath twin head shower
- Low-maintenance courtyard-style garden with in-built seating







Floor -1



Floor 0



Floor 1



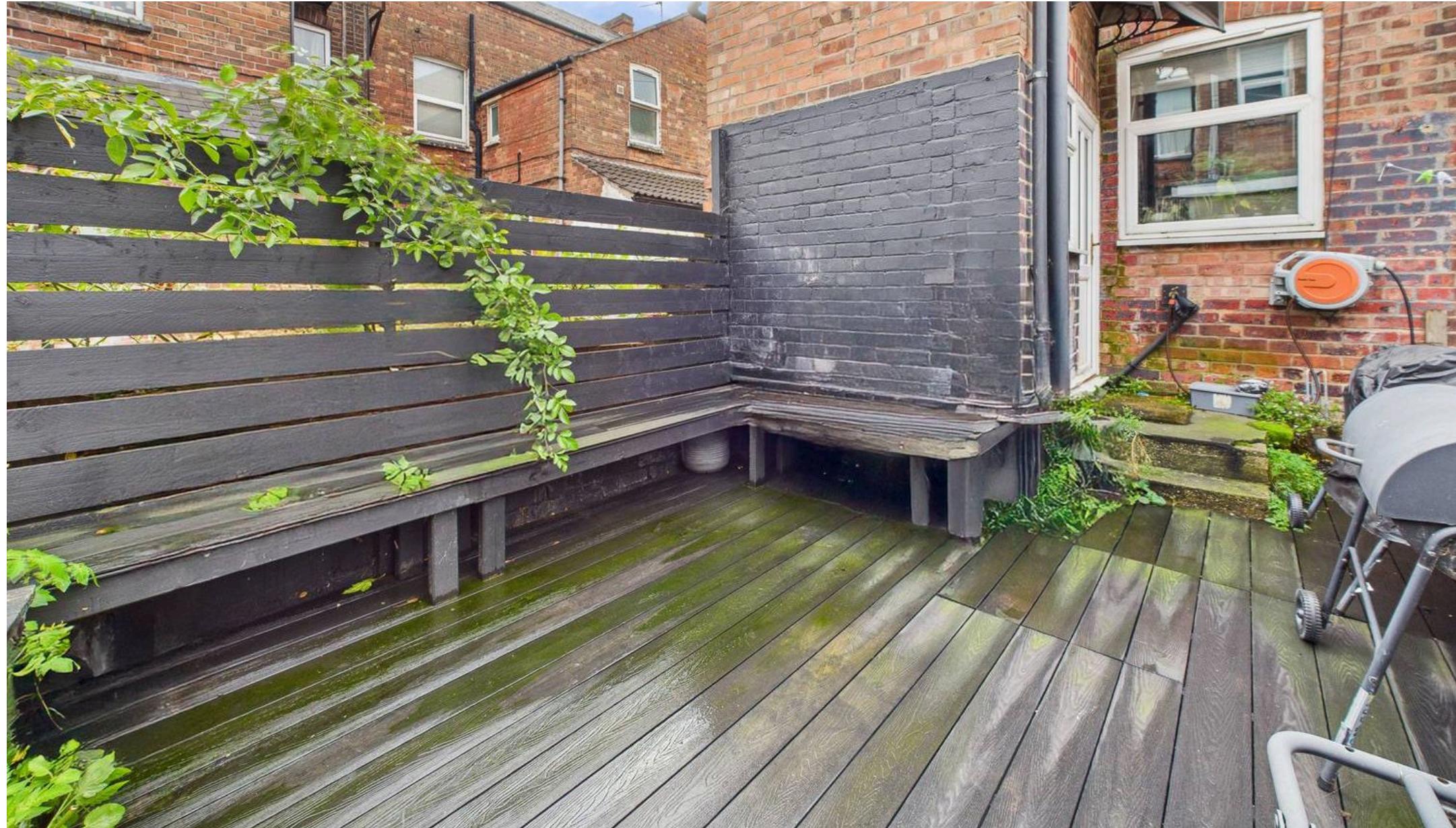
Floor 2

(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.



## David James Estate Agents

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