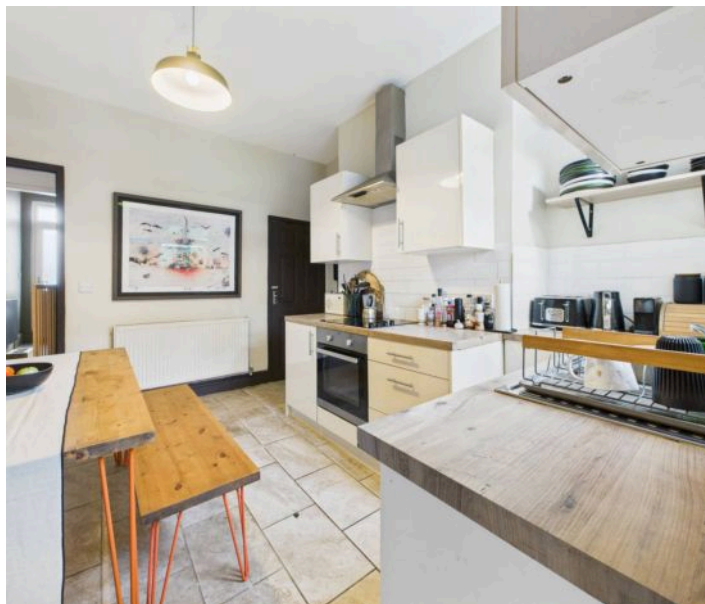
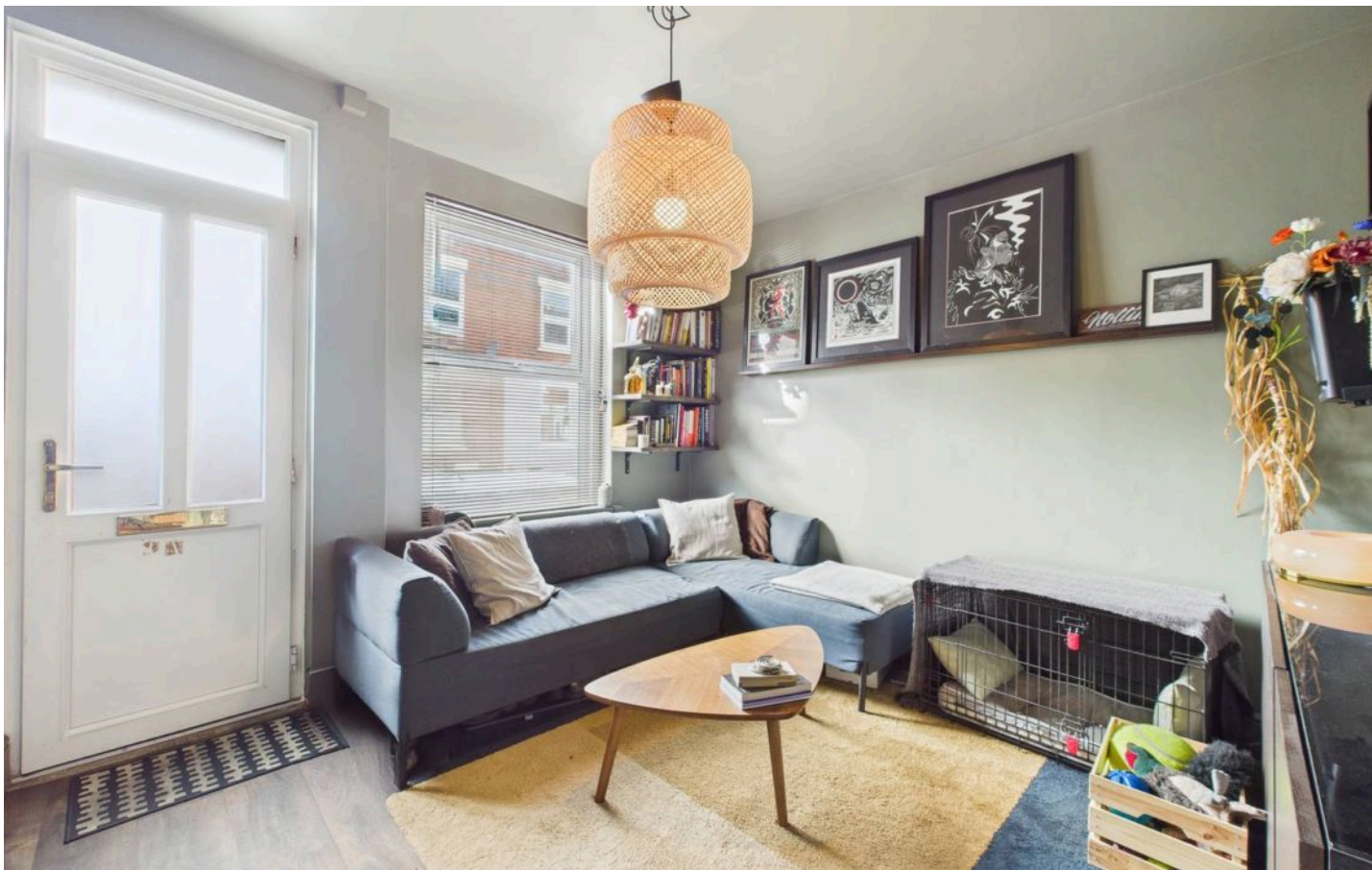




2 Lyndhurst Road, Nottingham - NG2 4FW

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

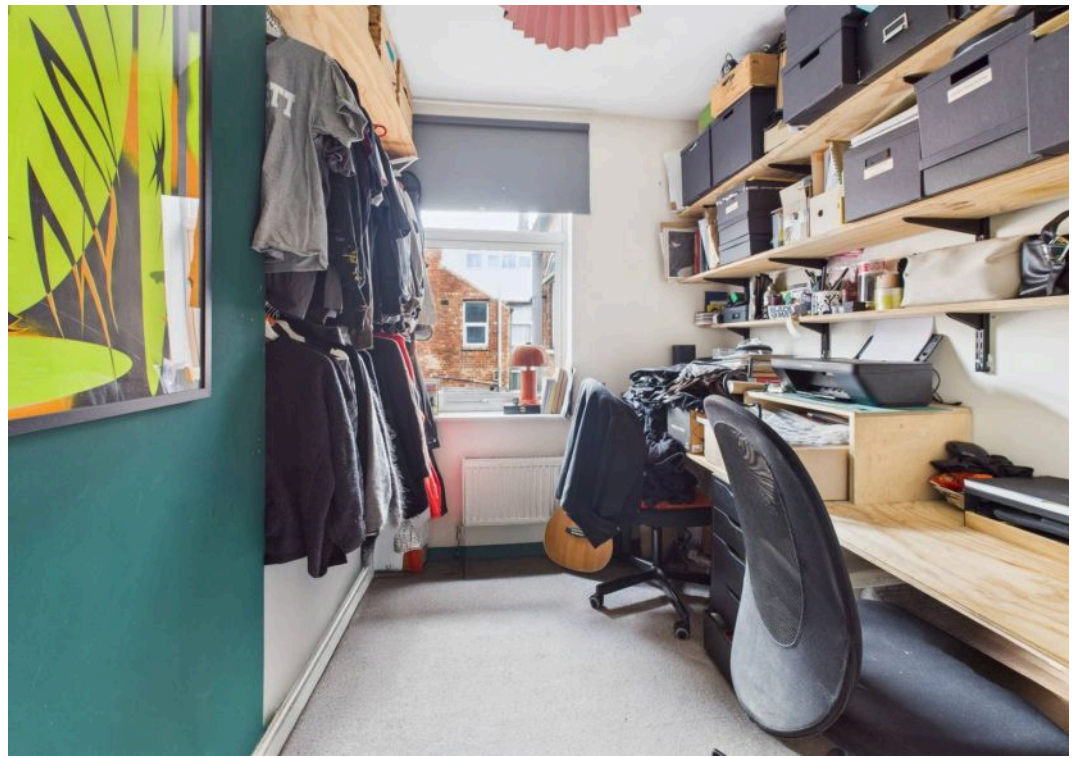
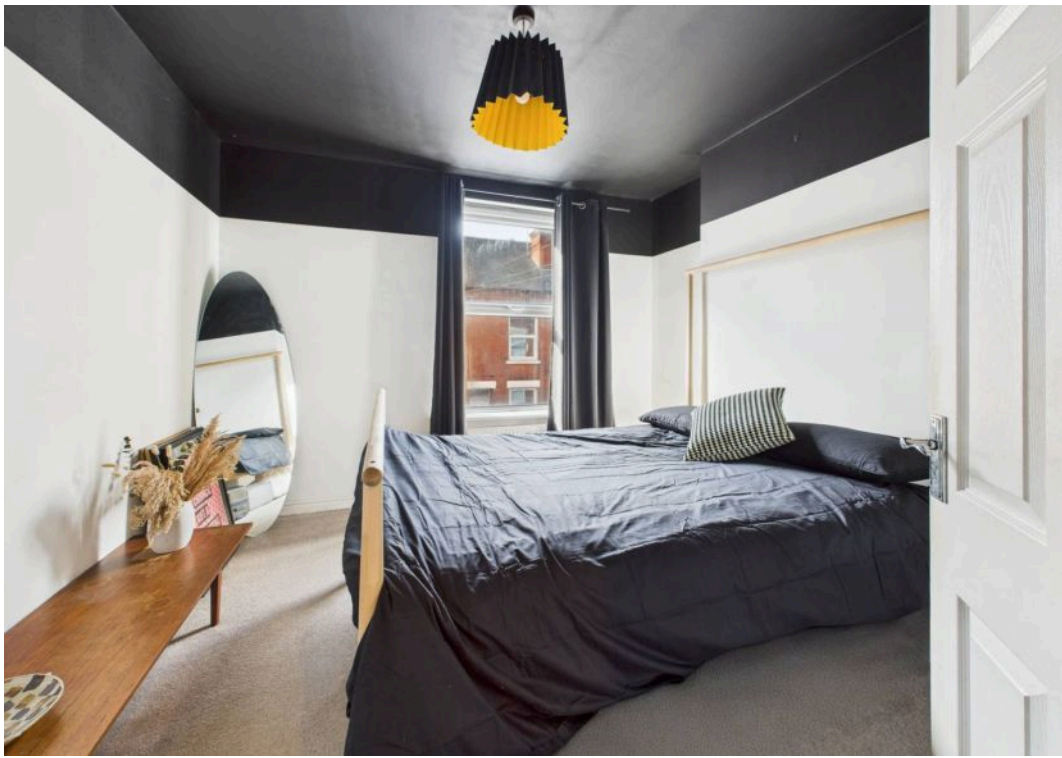
Tenure: Freehold

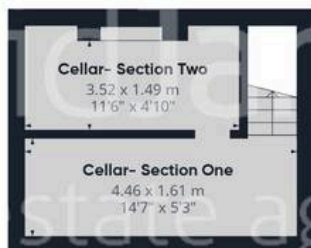
EPC Energy Efficiency Rating: E

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.

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.