



49 Lortas Road, Nottingham – NG5 1EH

Guide Price **£210,000**

DavidJames
the estate agent



49 Lortas Road

Nottingham

PERFECT FOR FIRST-TIME BUYERS AND INVESTORS!
Semi-detached house close to shops, amenities, supermarket and bus/tram links. Offering 2 beds, open-plan kitchen/living with westerly garden and driveway.

Council Tax band: B

Tenure: Freehold

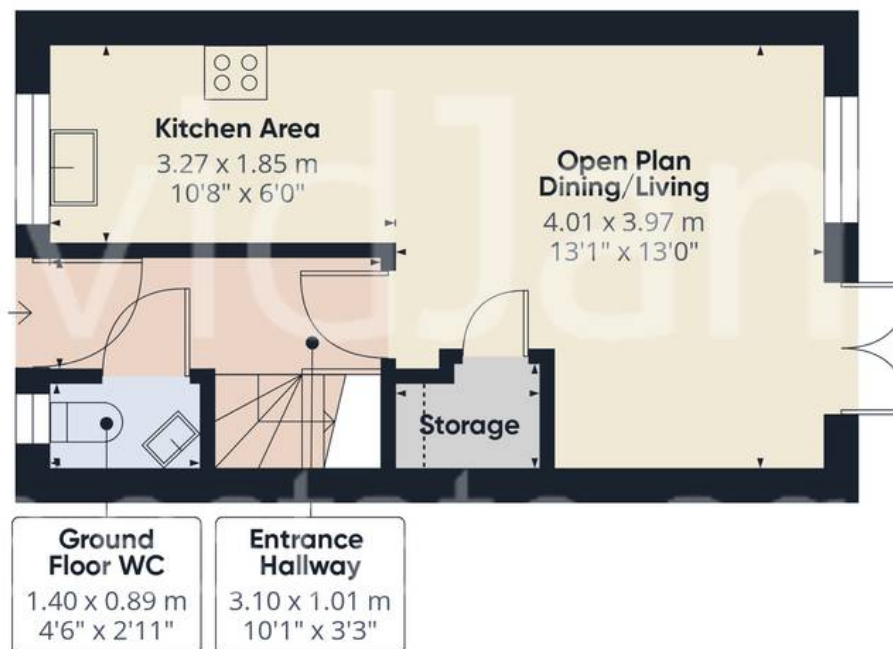
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

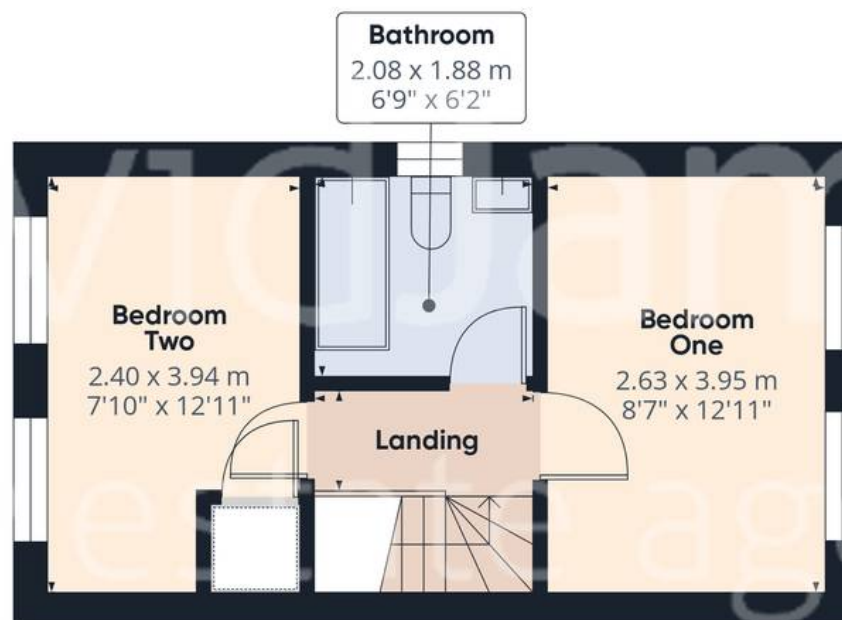
- Modern semi-detached house in a convenient location
- Close to local shops, supermarket, amenities and bus/tram links to the city centre
- Perfect first-time buy, downsize move or investment opportunity
- Welcoming hallway with ground floor WC for added convenience
- Bright open-plan kitchen/living space with feature French doors
- Sleek white gloss kitchen fitted with a range of integrated appliances
- Two well-proportioned double bedrooms (main bedroom with fitted wardrobes)
- Modern with three-piece bathroom suite with mains shower over bath
- Westerly-facing rear garden with patio and lawn
- Tandem driveway providing off-street parking for two vehicles







Floor 0



Floor 1



Approximate total area⁽¹⁾

53.5 m²

576 ft²

Reduced headroom

0.2 m²

2 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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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.