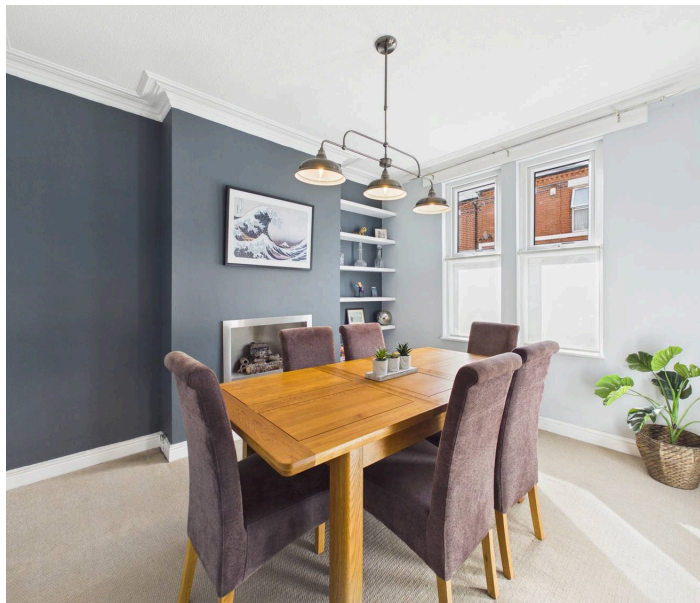




60 Lyndhurst Road, Nottingham – NG2 4FX

Guide Price £160,000 – £170,000

DavidJames
the estate agent



60 Lyndhurst Road

Nottingham

GUIDE PRICE £160,000–£170,000 Beautifully-presented terraced home within easy reach of the city centre! 2 reception rooms, modern kitchen and contemporary bathroom plus a low-maintenance garden!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Stylish Victorian mid-terrace home
- Beautifully-presented throughout
- Ideal for first time buyers, commuters and investors alike
- Located close to Sneinton's local amenities and transport links to Nottingham city centre
- Two versatile reception rooms (lounge and separate dining room)
- Contemporary kitchen with integrated cooking appliances
- Two well-presented double bedrooms
- Four-piece family bathroom with a feature rainfall shower and underfloor heating
- Basement providing useful additional storage space
- Enclosed low-maintenance rear courtyard garden







Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾

87.8 m²

944 ft²

(1) Excluding balconies and terraces

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.