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DavidJames
the estate agent

Lancaster Road, Nottingham, NG3 7AH

Guide Price £200,000

About This Property

GUIDE PRICE £200,000 - £210,000 Offered to the market with no upward chain, this semi-detached family home presents huge potential and a fantastic opportunity for those looking to personalise their next property! Situated just a short walk from Carlton Hill's local amenities, the house also benefits from a range of nearby schools and regular bus services to Nottingham City Centre, making it ideal for convenience and accessibility.

Upon entering, you are welcomed by a hallway featuring two versatile understairs storage cupboards - one currently utilised as a pantry with space for a fridge/freezer and the adjoining cupboard housing the gas boiler, which serves the central heating system throughout. From here, doors lead to two separate reception rooms and the kitchen. The lounge is bright and spacious with an electric fire as a focal point, while the dining room enjoys views of the rear garden. Adjoining the dining room, the kitchen offers great potential to transform into a modern and open-plan space, subject to the necessary permissions.

The first floor hosts three well-proportioned bedrooms, with the main bedroom benefiting from a selection of fitted wardrobes. A bathroom and separate WC, both accessed from the landing, complete the upstairs layout.

Externally, the rear garden holds significant potential, with established planting areas, a timber shed for storage and an outside tap. A shared pedestrian walkway to the side of the property offers added practicality.

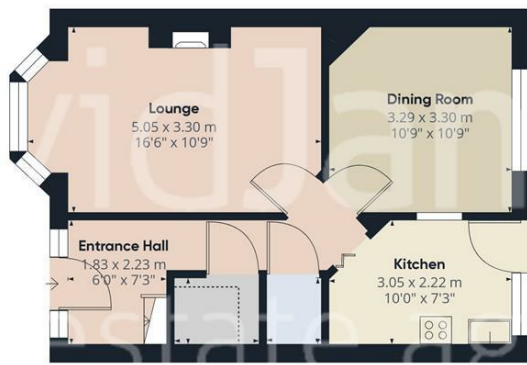
This property truly provides the base and all of the hallmarks of a rewarding project for those ready to make it their own!



- Semi-detached family home
- Huge potential to modernise and personalise
- Offered to the market with no upward chain
- A short walk from Carlton Hill's amenities
- Within easy commuting distance of the nearby Nottingham City Centre
- Two reception rooms (lounge and separate dining room)
- Kitchen with provision for freestanding appliances
- Three first floor bedrooms
- First floor bathroom with a separate WC
- Good-sized rear garden with lots of potential







Floor 0



Floor 1



Approximate total area*

81.85 m²
881.03 ft²

Reduced headroom

1 m²
10.76 ft²

(1) Excluding balconies and terraces

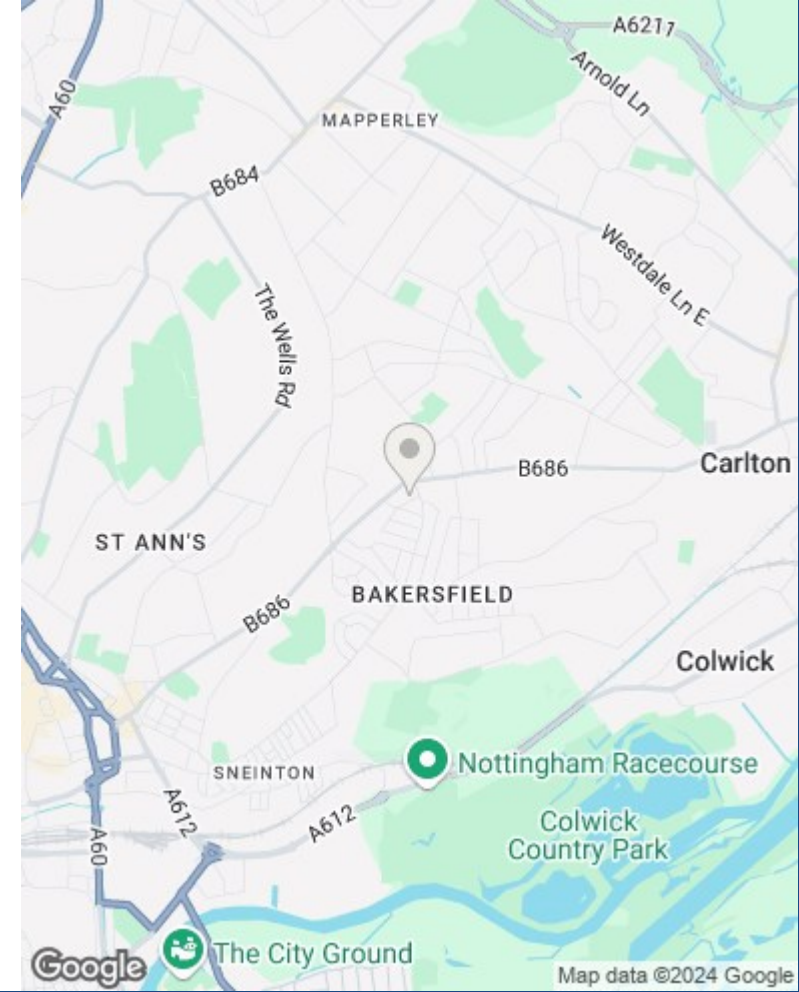
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: A
Nottingham City Council
Freehold

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