



39 Cromwell Crescent, Lambley – NG4 4PJ

Guide Price **£300,000**

DavidJames
the estate agent



39 Cromwell Crescent

Lambley, Nottingham

GUIDE PRICE £300,000–£325,000 3 bed semi-detached house in Lambley, enjoying a large corner plot position and offered with no chain! Lots of potential and just a stone's throw from open countryside!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Semi-detached family home
- Offered to the market with no upward chain
- Generous corner plot with lots of potential
- A stone's throw from open countryside in the highly sought after Lambley
- Spacious lounge with electric fire
- Bright breakfast kitchen with a range of fitted units and a useful pantry
- Three bedrooms (including two double rooms)
- First floor three-piece bathroom plus a convenient downstairs WC
- Generous corner-plot lawned gardens with a low-maintenance rear
- Garage and off-street parking









Floor 0



Floor 1

Approximate total area⁽¹⁾

80.1 m²

863 ft²

Reduced headroom

1.5 m²

17 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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