

# 30 Cromwell Crescent, Lambley - NG4 4PJ

Guide Price £250,000 - £260,000

DavidJames
*the* estate agent







# 30 Cromwell Crescent

## Lambley, Nottingham

GUIDE PRICE £250,000-£260,000 NO UPWARD CHAIN! Semi-detached home in the ever desirable village of Lambley! Spacious dining kitchen, bright lounge alongside 3 beds, westerly-facing garden & driveway!
Council Tax band: C

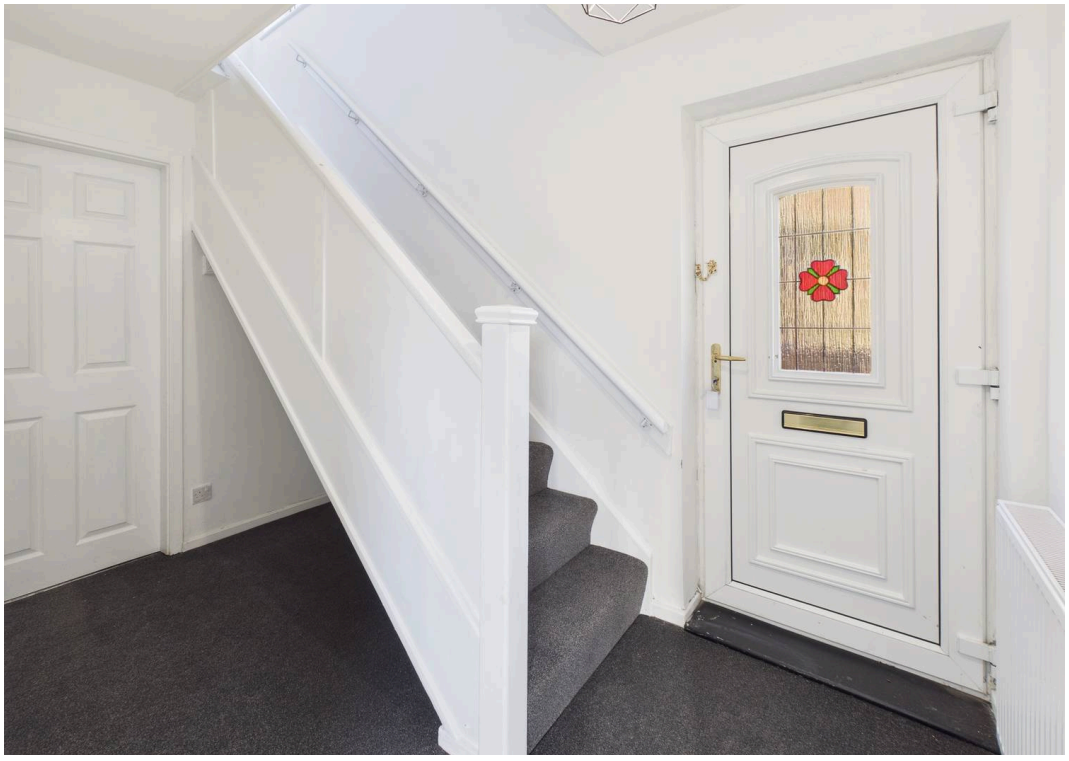
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Attractive semi-detached home
- Offered to the market with the benefit of no onward chain
- Desirable Lambley village location close to bus services, the nearby primary school and popular pubs
- Ideal for families and first-time buyers
- Bright and inviting lounge with a feature electric fire
- Spacious dining kitchen with integrated cooking appliances and a separate utility/store
- Three well-proportioned bedrooms
- Fully tiled three-piece bathroom with an electric shower
- Westerly-facing rear garden with lawn and block paved patio
- Block-paved driveway providing off-street parking

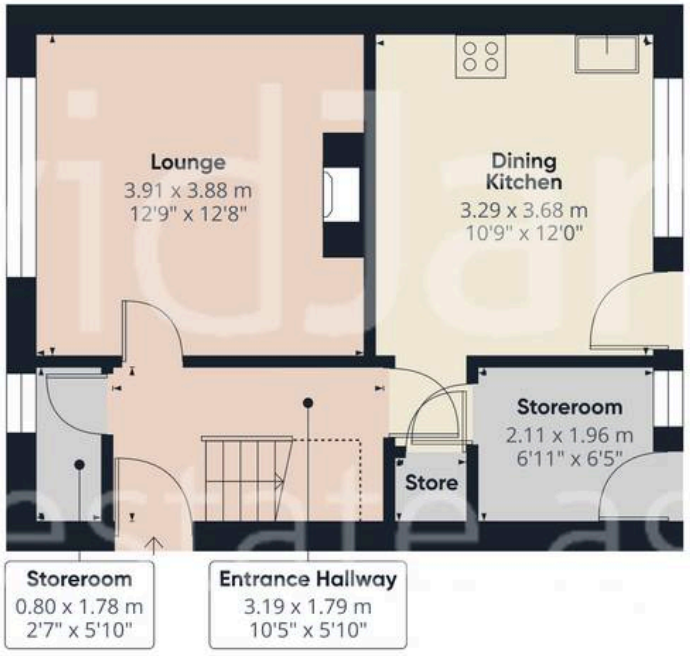













Floor 0




Floor 1

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**Approximate total area**(1)

78.5 m²

845 ft²

**Reduced headroom**

1.4 m²

15 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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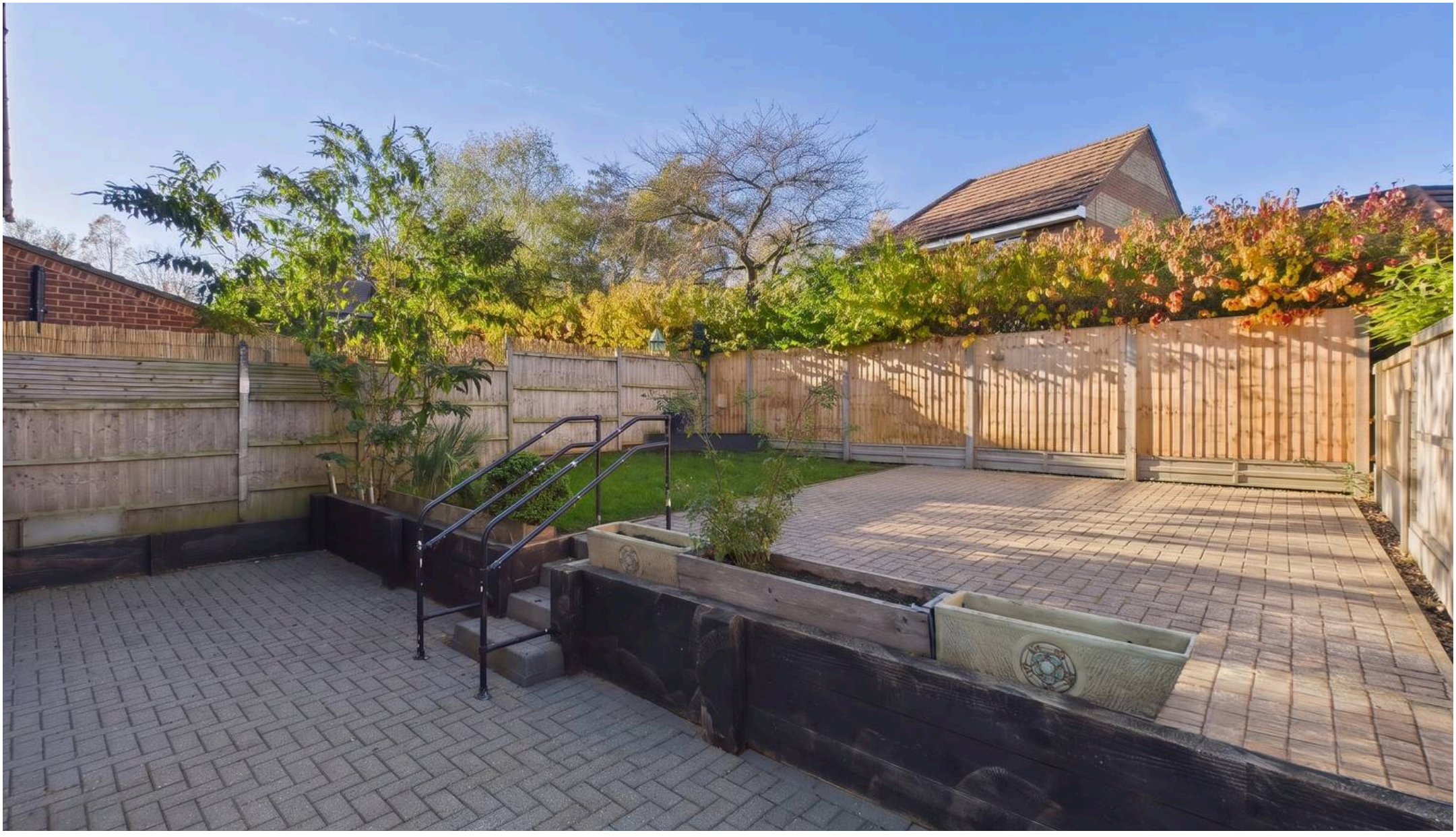

# David James Estate Agents


**David James Estate Agents, 45B Plains Road - NG3 5JU**

0115 962 4213 • mapperley@david-james.com • www.david-james.com



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