



23 Lancaster Road, Nottingham – NG3 7AH

Guide Price **£230,000**

DavidJames
the estate agent



23 Lancaster Road

Nottingham

GUIDE PRICE £230,000–£240,000 NO CHAIN! 3 bed semi-detached home offering a bay-fronted lounge, dining room, fitted kitchen and generous garden with excellent city bus links and amenities nearby!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

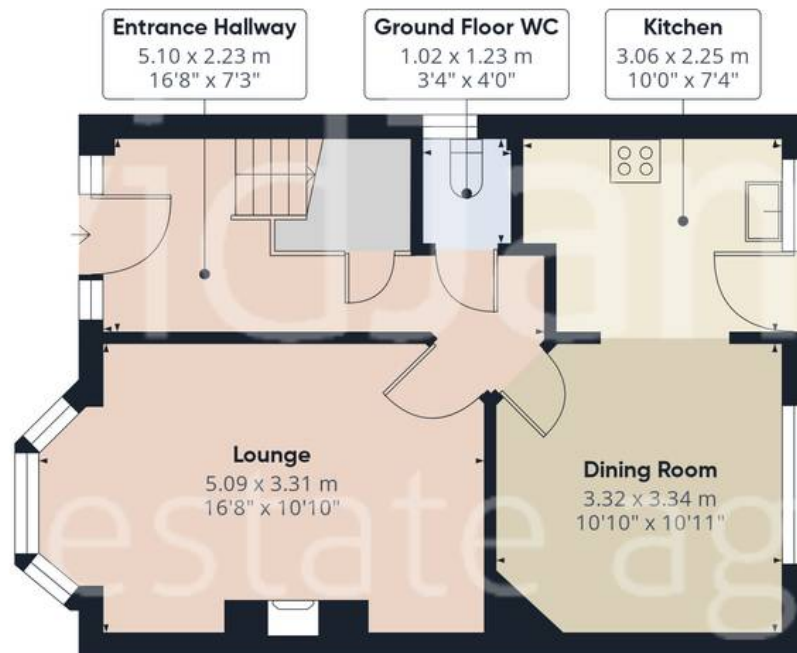
EPC Environmental Impact Rating:

- Spacious semi-detached home offered with no onward chain
- Conveniently positioned close to Carlton's shops, amenities and city bus links
- Ideal purchase for families, first-time buyers and investors alike
- Welcoming entrance hall with convenient ground floor WC
- Characterful bay-fronted lounge with feature fireplace
- Spacious dining room with feature fireplace and garden-facing outlook
- Fitted kitchen with wood-effect units and garden access
- Three first floor bedrooms
- Practical shower room with mains shower plus separate WC
- Generous and enclosed rear garden with patio seating areas and lawn









Floor 0

Approximate total area⁽¹⁾

82.6 m²

890 ft²



Floor 1

(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.

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