



## 2 Lyndhurst Road, Nottingham - NG2 4FW

Guide Price £170,000



## 2 Lyndhurst Road

Nottingham, Nottingham

GUIDE PRICE £170,000 - £180,000 3 bed end-terrace with amenities and bus services on the doorstep! Ideal for first-time buyers, investors or anyone seeking easy access to nearby Nottingham City Centre

Council Tax band: A

Tenure: Freehold

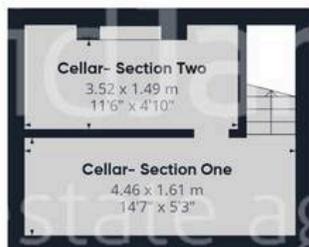
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Stylishly-presented end terrace home
- Ideal for first-time buyers, investors or those seeking convenient access to the nearby Nottingham City Centre
- A short walk from Sneinton's amenities and frequent bus services
- Welcoming lounge with wood-finish flooring and high ceilings
- Superb dining kitchen with integrated cooking appliances
- Convenient and separate utility/laundry room
- Cellar with two compartments providing useful storage space
- Three bedrooms (two first floor and one top floor)
- Refitted contemporary bathroom with a white suite and over-bath twin head shower
- Low-maintenance courtyard-style garden with in-built seating







Floor -1



Floor 0



Floor 1



Floor 2

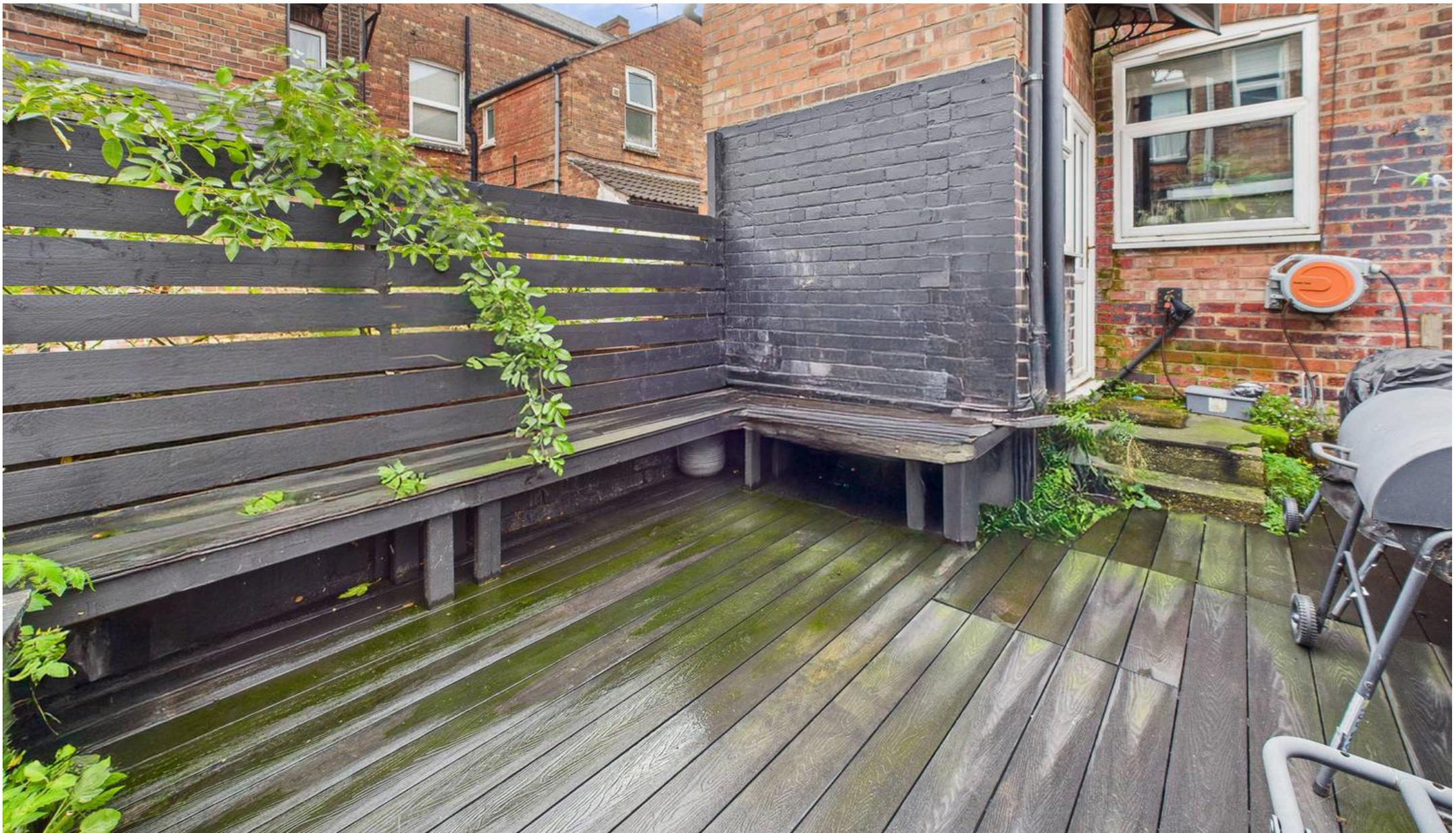
(1) Excluding balconies and terraces

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.

GIRAFFE360



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