



24 Lord Street, Nottingham – NG2 4QE

Guide Price **£200,000**

DavidJames
the estate agent



24 Lord Street

Nottingham

GUIDE PRICE £200,000–£220,000 Well-presented 3-bed terraced home! 2 versatile reception rooms, modern kitchen and bathroom alongside a southerly-facing garden plus a short commute to the City Centre!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Well presented mid-terrace home
- Perfect for first-time buyers, investors and professionals
- No-through-road location close to Sneinton's amenities
- Excellent access to Nottingham City Centre and the surrounding areas with frequent transport links nearby
- Two flexible reception rooms (currently a lounge and dining room)
- Modern fitted kitchen with integrated cooking appliances
- Three well-proportioned bedrooms set across the upper floors
- First floor family bathroom with a three-piece modern white suite
- Useful cellar providing additional storage space
- Low-maintenance and southerly-facing garden with patio seating space









Floor 0



Floor 1

Approximate total area⁽¹⁾

86.7 m²

935 ft²

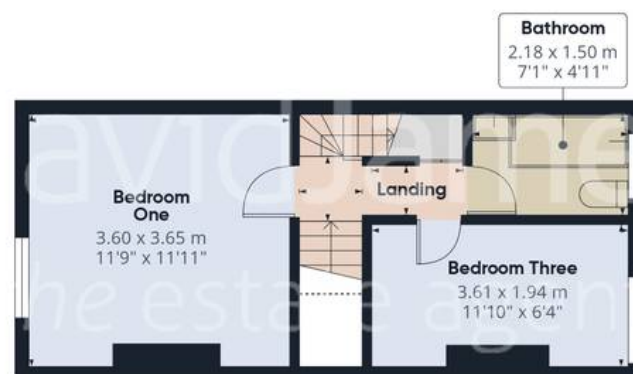
(1) Excluding balconies and terraces

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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Floor 2



Floor 3





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