



**28 Lancaster Road, Nottingham – NG3 7AH**

Guide Price **£230,000**

**DavidJames**  
the estate agent





## 28 Lancaster Road

Nottingham, Nottingham

Modern semi-detached home! Chain-free, neutrally decorated and ideal for first-time buyers or growing families with open plan living, 3 beds, ground floor shower room, bathroom & parking!

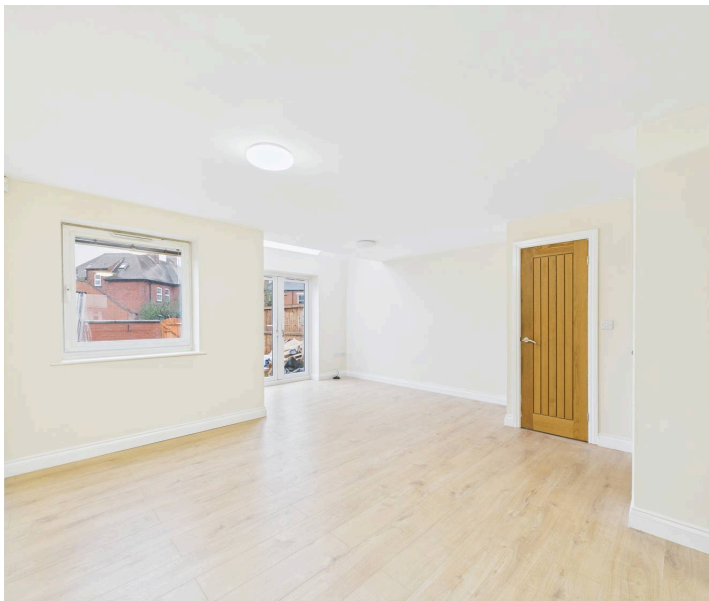
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

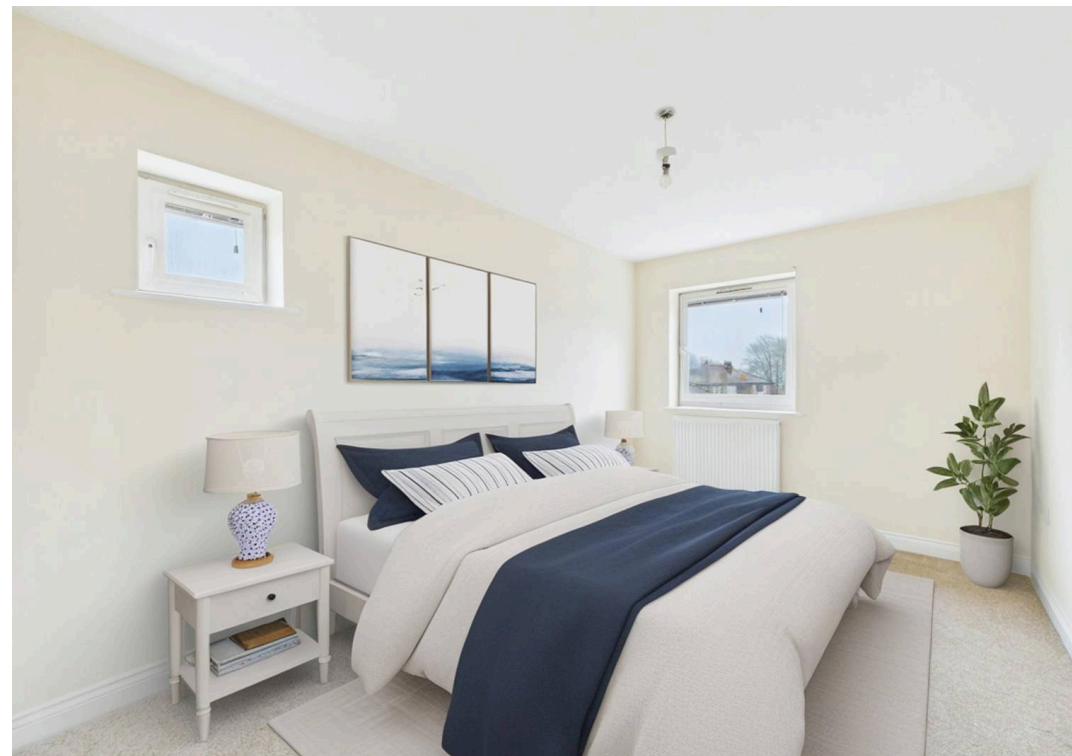
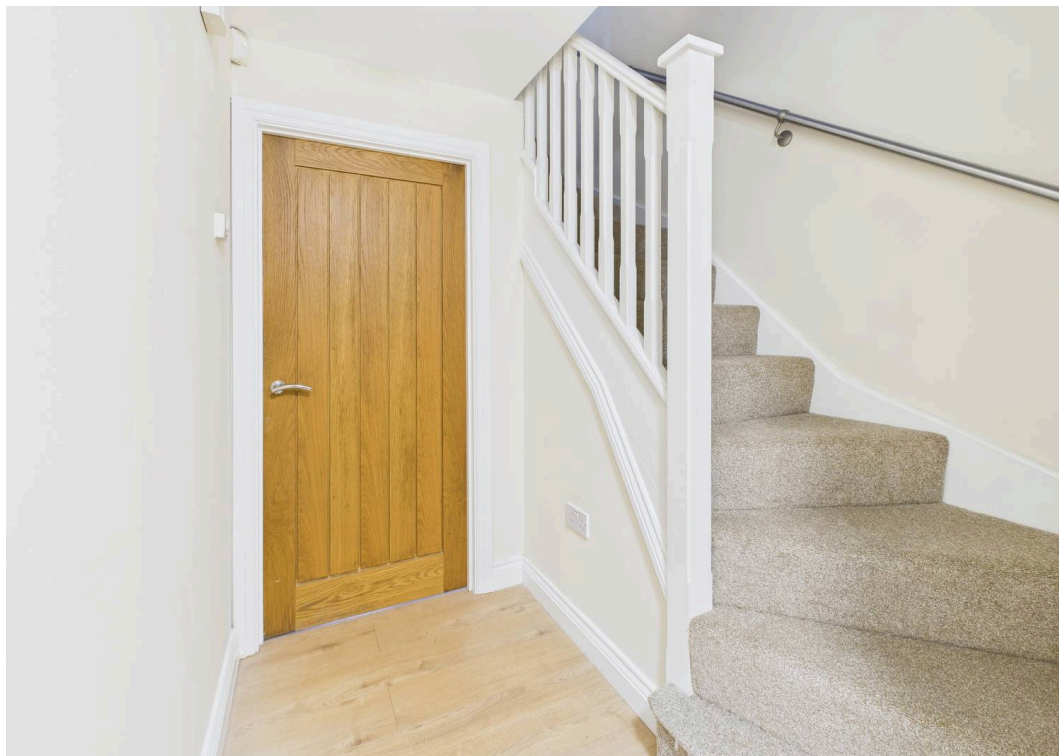
EPC Environmental Impact Rating: C

- Modern semi-detached home offered to the market with no onward chain
- Well presented with neutral décor throughout
- Ideal for first-time buyers and growing families alike
- Within walking distance of Carlton's shops, cafés, schools and bus links into the City Centre and surrounding areas
- Welcoming entrance hallway with a convenient ground floor shower room/WC
- Impressive open-plan living space with dual-aspect windows, skylight and French doors to the garden
- Contemporary newly fitted kitchen with integrated cooking appliances
- Three bedrooms (including two well-proportioned double bedrooms)
- Modern family bathroom fitted with a white three-piece suite and mains shower over the bath
- Southerly-facing garden with lawn, patio and rear allocated parking space





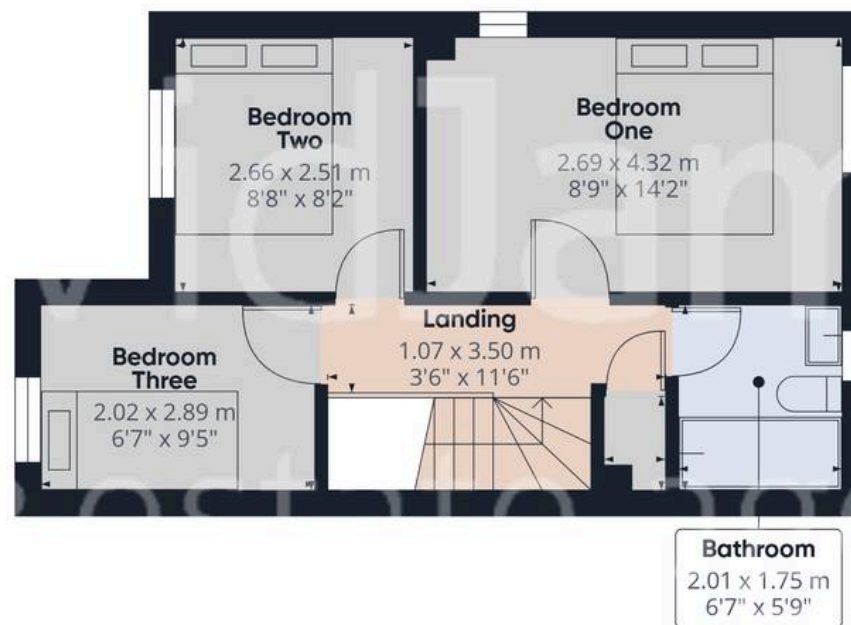








Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

71.1 m<sup>2</sup>

766 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>

7 ft<sup>2</sup>

(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





## David James Estate Agents

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