



**23 Lancaster Road, Nottingham - NG3 7AH**

Guide Price **£230,000 - £240,000**



## 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

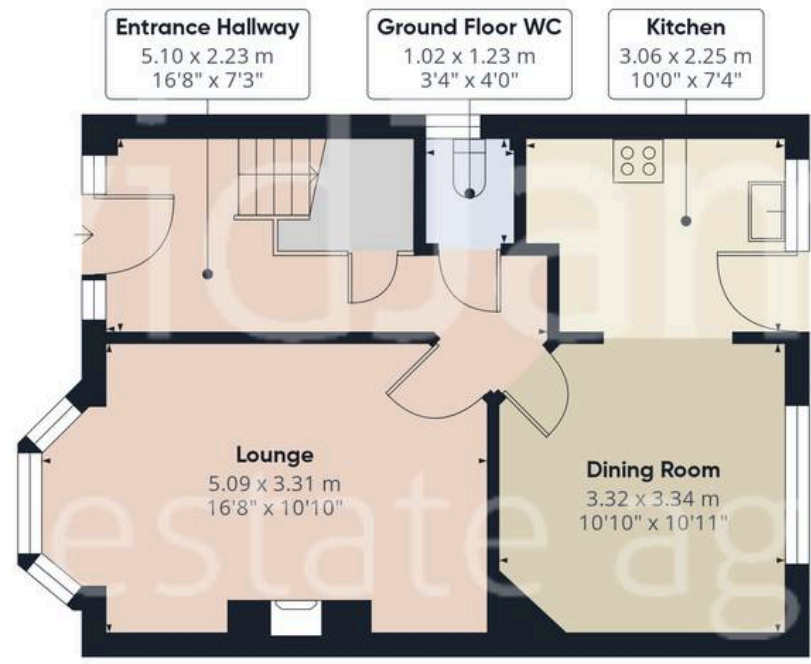
Tenure: Freehold

- 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

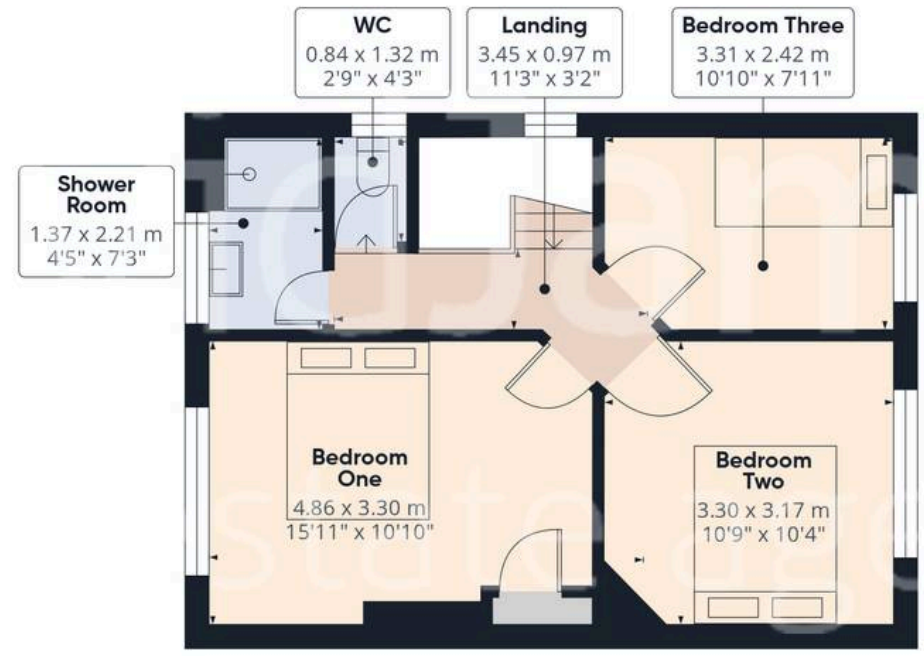








Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
82.6 m<sup>2</sup>  
890 ft<sup>2</sup>

(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.

GIRAFFE360



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