



**21 LICHFIELD ROAD
NOTTINGHAM**

£900 PCM

****VIRTUAL VIDEO TOUR AVAILABLE**** A well-presented unfurnished two-bedroom terraced property featuring two spacious reception rooms, two double bedrooms with original fireplaces, new carpets and blinds throughout, and a low-maintenance rear courtyard garden. Conveniently located close to local amenities, transport links and Nottingham city centre.



- ****VIRTUAL VIDEO TOUR AVAILABLE**** • Two reception rooms • Brand new carpet throughout • Redecorated throughout

Lounge

A spacious lounge featuring a brand new cream carpet with a fitted entrance mat and newly installed venetian blinds.

Dining Room

Large dining room with brand new cream carpet and new venetian blinds, offering an ideal space for dining or entertaining.

Kitchen

Compact galley-style kitchen fitted with wood-effect cabinetry complemented by a dark marble-effect laminate worktop, white tiled splashback and dark tiled flooring that follows through to the bathroom. The kitchen includes a brand new oven and hob, stainless steel sink and new Venetian blinds. The kitchen leads to two hallway storage areas housing the boiler and providing access to the bathroom.

Bathroom

Modern bathroom with an electric shower over the bath, glass shower screen, pedestal wash basin, WC and grey roller blind.

Master Bedroom

Spacious front-facing double bedroom featuring a characterful black fireplace and new white roller blind.

Bedroom 2

Second double bedroom located at the rear of the property, also featuring a characterful black fireplace, built-in storage cupboard and new white roller blind.

Garden

Low-maintenance paved courtyard garden with a small lawn area.

Location

The property is conveniently located close to a range of local amenities including ALDI and Tesco supermarkets, Riverside Retail Park, Nottingham city centre and Nottingham Railway Station (approximately 1 mile away). Excellent transport links are available via nearby bus routes and the Nottingham tram network, Queen's Medical Centre within easy reach.

Relevant information

Access: step access to get in and out of front and rear

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Gas central heating

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very Low.

River/Sea = Very Low

Flood risk from Groundwater = This location is outside of a groundwater flood alert area Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

Council: Nottingham City Council

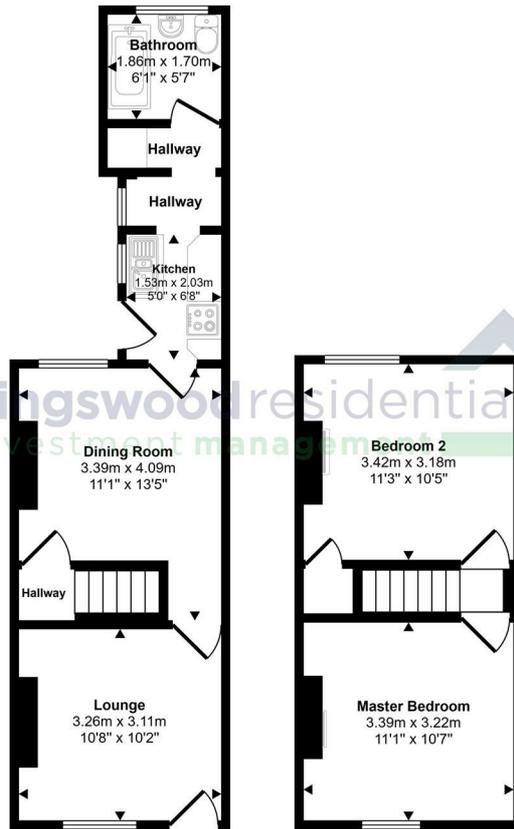
Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/



- New blinds throughout
- Two double bedrooms
- Low maintenance rear yard
- Walking distance to local amenities
- Within a mile of Nottingham City Centre
- Council tax band = A



Approx Gross Internal Area
59 sq m / 635 sq ft



Ground Floor
Approx 34 sq m / 363 sq ft

First Floor
Approx 25 sq m / 272 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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