



**21 LICHFIELD ROAD  
NOTTINGHAM**

**£850 PCM**

Spring Offer, limited time only - 50% off the first month's rent as cashback if the holding deposit is paid by 15th May 2026!

A well-presented two-bedroom unfurnished terraced home, offering two generous reception rooms and two double bedrooms with characterful original fireplaces. Finished with new carpets and blinds throughout, the property also benefits from a low-maintenance rear courtyard garden and is ideally situated close to local amenities, excellent 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](http://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/](http://nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/)

### Spring Offer Terms & Conditions

50% of the first months rent shall be refunded subject to:

- The Landlord and Kingswood Residential accepting your application in principle;
- You paying the Holding Deposit and agreeing to our Holding Deposit and Tenancy Guide terms and conditions by 15th May 2026;

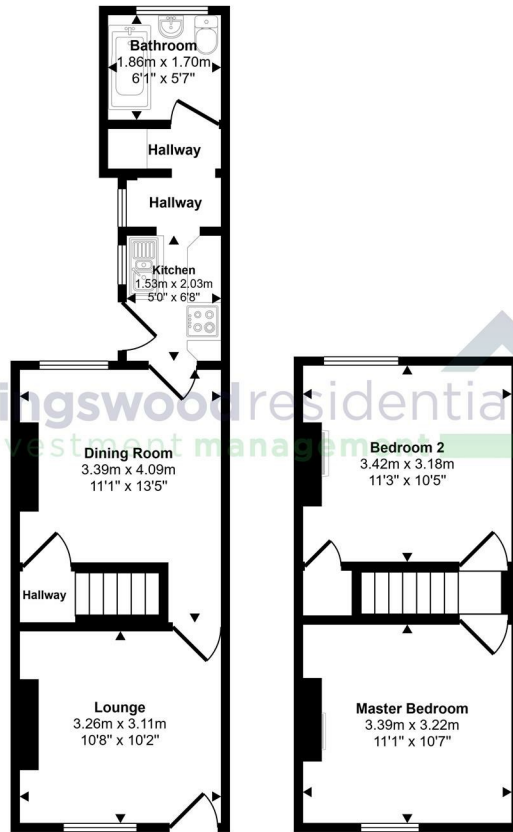


- New blinds throughout
- Two double bedrooms
- Low maintenance rear yard
- Walking distance to local amenities
- Within a mile of Nottingham City Centre
- Council tax band = A

- You ensuring your references are returned no later 23rd May 2026;
- The Landlord and Kingswood Residential approving your references and Right to Rent checks once received;
- You and the Landlord signing a Tenancy Agreement with a start date of no later than 30th May 2026;
- You paying the first instalment of Rent and the Tenancy Deposit due under the Tenancy Agreement.



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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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