



**Lyndhurst Road  
Nottingham  
NG2 4FW**

**Offers in Excess of £150,000**

**bettermove** 

# Lyndhurst Road

## Nottingham

Bettermove are delighted to welcome to the market this charming three bedroom terraced house in Sneinton, available with no forward chain.

The property benefits from mostly double glazed windows (except in the kitchen) and gas central heating throughout. The council tax band is A.

The interior of this well-presented property comprises a spacious lounge and fitted kitchen, two double bedrooms and one single bedroom and a modern family bathroom. The exterior boasts an enclosed rear yard, perfect for enjoying the summer months.

Located in the popular Sneinton area, the property is close to a range of amenities including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the A6011, A60, the M1 and Nottingham rail and tram station.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



# AWAITING FLOORPLAN

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	58	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
**[www.bettermove.co.uk](http://www.bettermove.co.uk)**