



**DavidJames**  
the estate agent

**Carlton Hill, Carlton, Nottingham, NG4 1GW**

**Guide Price £175,000**

# About This Property

This inviting mid-townhouse is now available for purchase with the advantage of no upward chain, making it a perfect opportunity for first-time buyers! Ideally situated within easy reach of Carlton Hill's amenities, this home also benefits from frequent bus services nearby to make commuting to the City Centre a breeze.

The home showcases a well-organized layout, starting with a bright and spacious lounge that seamlessly flows into an adjoining dining room and in turn to the fitted kitchen, which comes equipped with an integrated oven and hob as well as space for further freestanding appliances.

Upstairs, the property boasts three bedrooms, including two generously sized double bedrooms, ensuring ample space for family and guests alike. The modern bathroom is fitted with a three-piece white suite with the further addition of an over-bath shower and useful under-sink vanity storage.

Outside, the home features an enclosed lawned rear garden, offering a private outdoor retreat. Additionally, the property benefits from a garage situated at the rear, supplemented by extra adjoining space for parking, ensuring practical solutions for vehicle storage and accessibility.

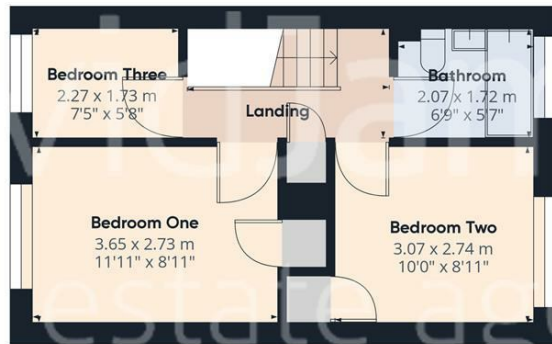
- Mid-townhouse
- Sold with no upward chain
- An ideal first-time purchase
- Bright and spacious lounge with open access to adjoining dining room
- Fitted kitchen with integrated oven and hob
- Three bedrooms
- Modern bathroom with three-piece white suite
- UPVC double glazing and combi gas central heating
- Enclosed lawned rear garden
- Garage with further additional parking space to the rear







Floor 0



Floor 1



**Approximate total area<sup>8</sup>**

66.64 m<sup>2</sup>  
717.27 ft<sup>2</sup>

**Reduced headroom**

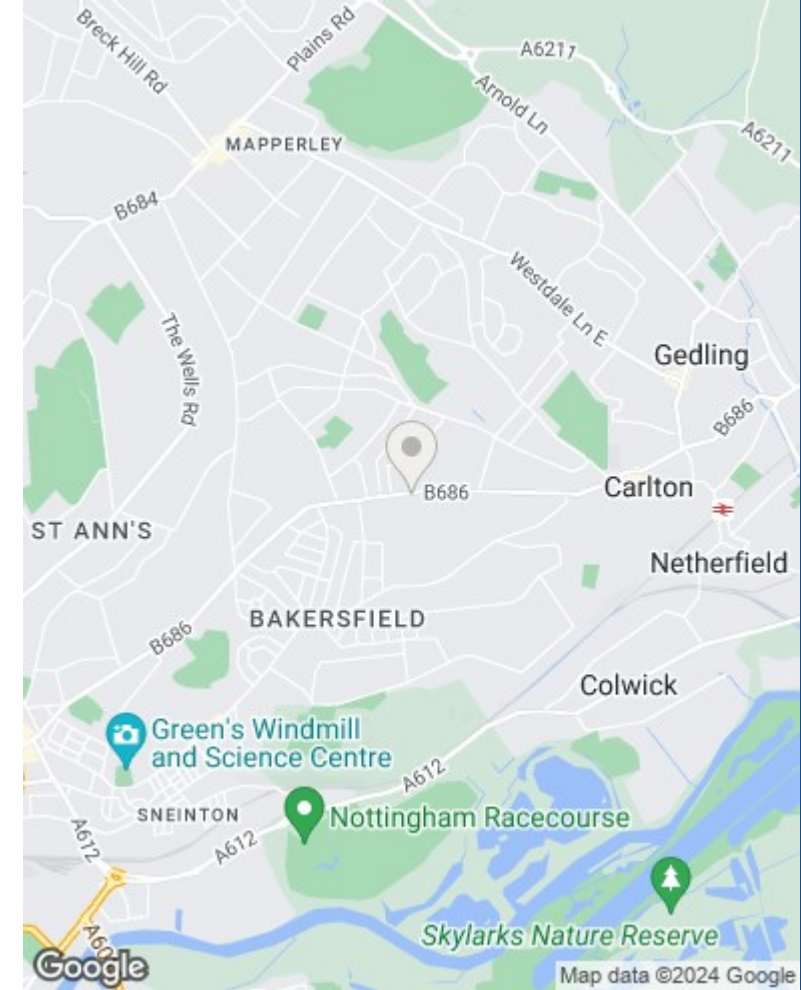
0.96 m<sup>2</sup>  
10.34 ft<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: A**  
**Gedling Borough Council**  
**Freehold**

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David James Estate Agents  
317 Carlton Hill, Nottingham, NG4 1GL  
t: 0115 987 8957 e: carlton@david-james.com

