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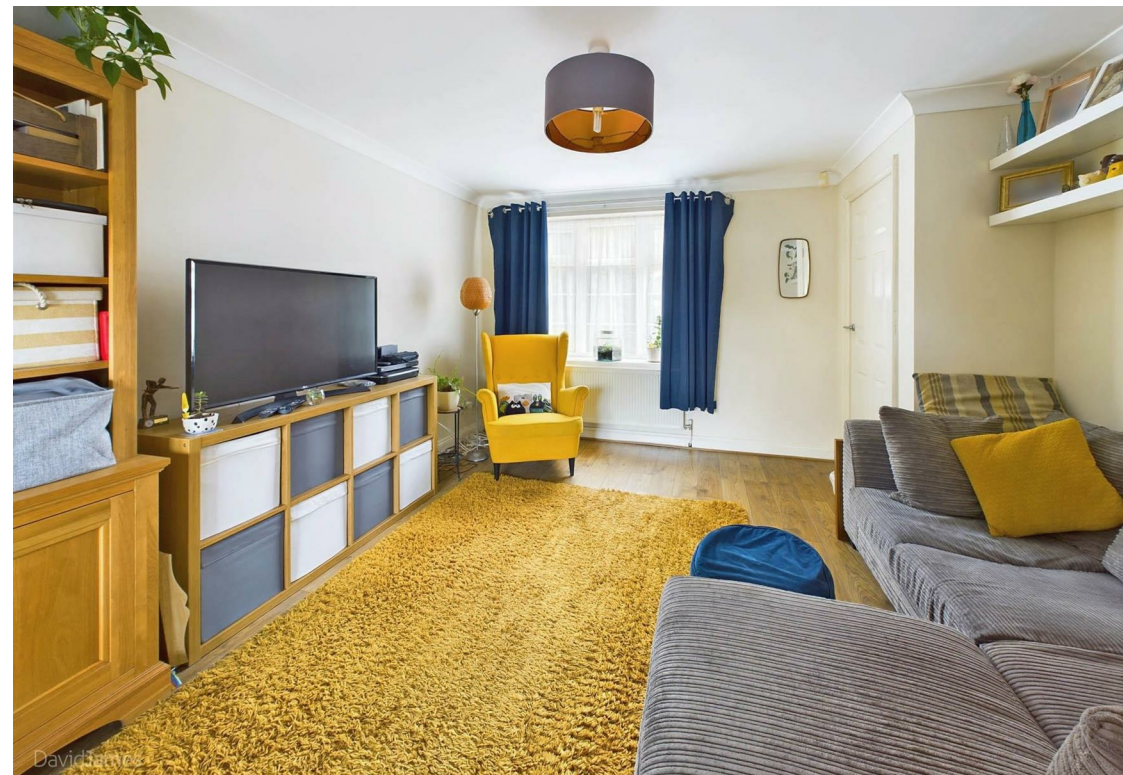
**DavidJames**  
the estate agent

**Carlton Hill, Carlton, Nottingham, NG4 1GZ**

**Guide Price £200,000**

# About This Property

This well-located mid townhouse in Carlton offers three spacious bedrooms and a range of convenient features. As you step into the entrance hall, you'll be greeted by laminate flooring that extends into the lounge/dining room, creating a cohesive and modern feel. The lounge/dining room boasts a bow window that fills the space with natural light, French doors that lead to the rear garden, and an open layout for versatile living. The modern kitchen features two-tone base and eye-level units, along with integrated appliances including an oven, hob, and extractor. Upstairs, the first-floor bathroom/Wc is equipped with a white suite and a shower off mixer taps. Additional amenities include gas central heating, UPVC double glazing, and a security alarm system for peace of mind. The property also offers a good-sized lawned rear garden with a block-paved patio area, perfect for outdoor enjoyment. To top it off, a garage with a parking space in front can be found in a communal block to the side of the property, making this a desirable home with easy access to Carlton's amenities and excellent bus routes.



- Mid townhouse close to Carlton's amenities and with bus routes on its doorstep
- Three bedrooms
- Entrance hall with laminate flooring
- Lounge/dining room with bow window to the front elevation, French doors to the rear garden and laminate flooring flowing throughout
- Modern kitchen with two tone base and eye level units and integrated oven, hob and extractor
- First floor bathroom/Wc with white suite and shower off mixer taps
- Gas central heating, UPVC double glazing, alarm system
- Good sized lawned rear garden with block paved patio
- Garage with parking space in front situated in a communal block to the side of the property



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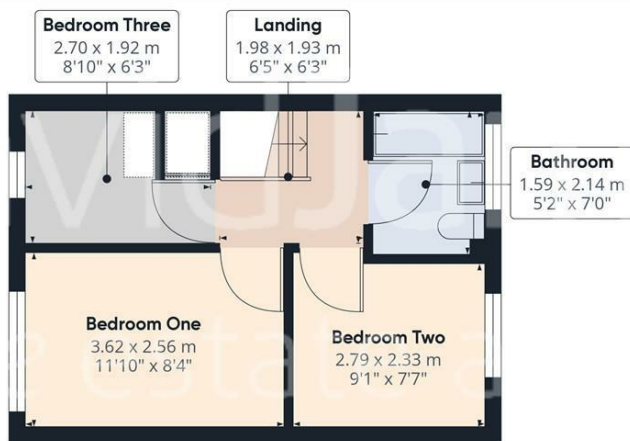
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Floor 0



Floor 1

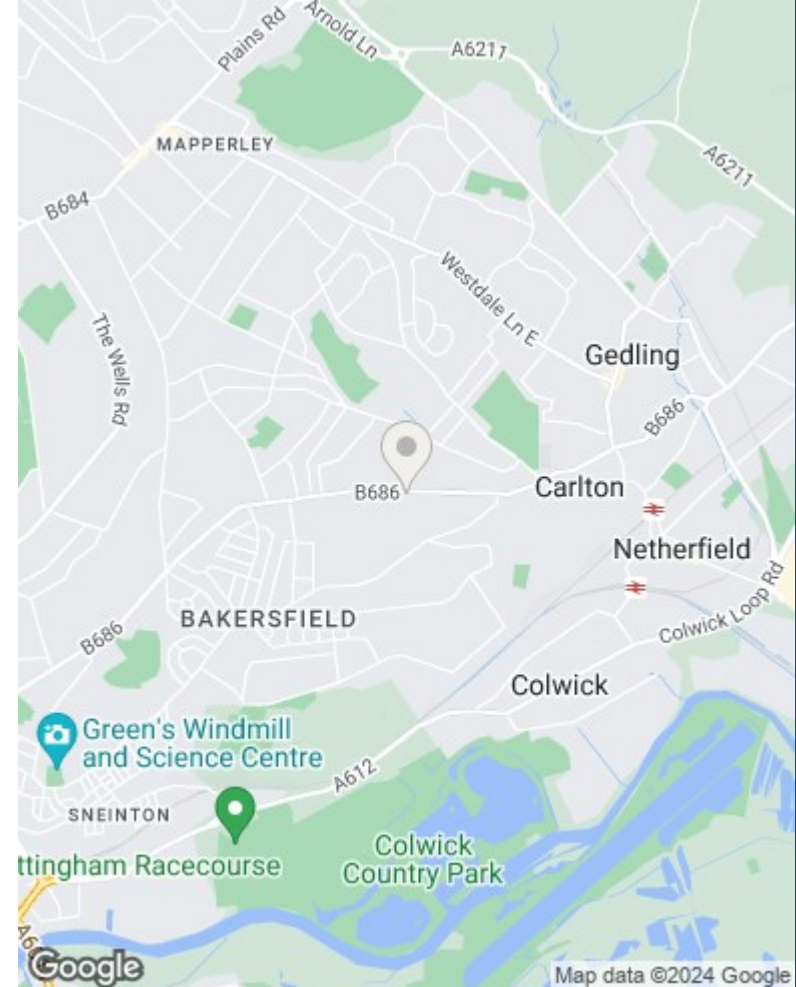


Approximate total area\*\*  
59.04 m<sup>2</sup>  
635.5 ft<sup>2</sup>

Excluding balconies and terraces

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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