



**DavidJames**  
the estate agent

**Broadway East, Carlton, Nottingham, NG4 1AG**

**Guide Price £250,000**



# About This Property

We are pleased to present this detached bungalow which is available with no upward chain! This property offers a prime chance for buyers looking to make a home truly their own. While the property does require modernising, there's lots of potential and it would be an ideal choice for those seeking single-storey living close to essential amenities and transport links to Nottingham City Centre.

Upon entering, you are greeted by an initial entrance hall which in turn leads to the good-sized lounge, accentuated by a feature fireplace and offering flexibility given that it could alternatively serve as the second bedroom if desired.

The main bedroom is positioned at the front and is equipped with fitted wardrobes. Adding to the versatility of the layout, the rear of the bungalow features a sitting room which could instead function as the second bedroom and has direct access to the garden, adapting to various living requirements.

The dining kitchen is practical with a fitted range of units and presents the option to include the existing freestanding appliances. The kitchen also houses the regularly serviced Worcester boiler which powers the central heating system.

The property is then complemented by a bathroom which is currently fitted with a two-piece suite and has a separate WC.

Outside, the rear garden includes a lawned area with borders and an initial patio with huge scope for landscaping to take full advantage of the south-westerly facing aspect. The property also benefits from a garage equipped with power and lighting, providing substantial storage space. To the front, a driveway provides off-street parking.

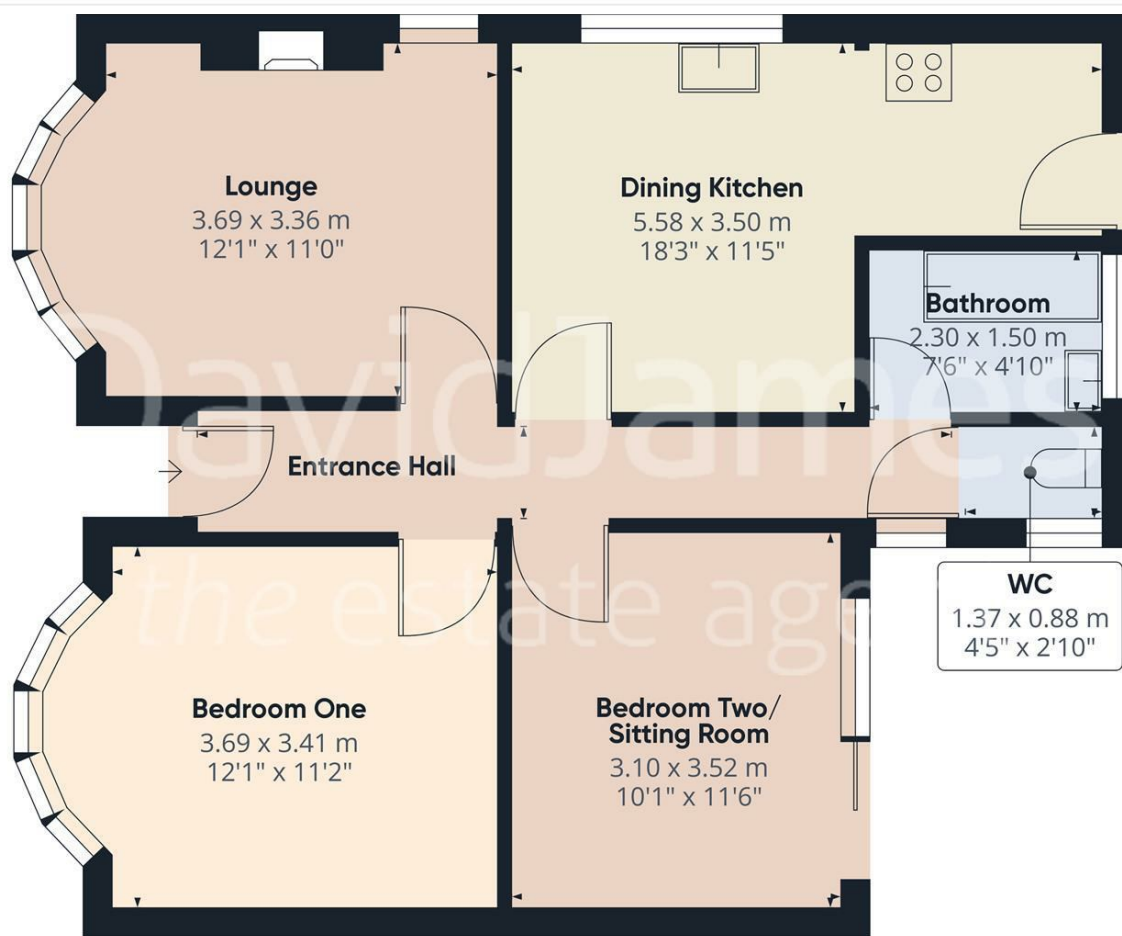
- Detached bungalow benefitting from external wall insulation
- Offered to the market with no upward chain
- Ideal for those seeking the benefits of single-storey living
- Within easy reach of Carlton's amenities and frequent bus services
- Good-sized lounge with a feature fireplace
- Dining kitchen with a range of fitted units
- Two double bedrooms (main bedroom with fitted wardrobes)
- Bathroom with separate WC
- South-westerly facing lawned rear garden
- Driveway leading to a useful garage/store









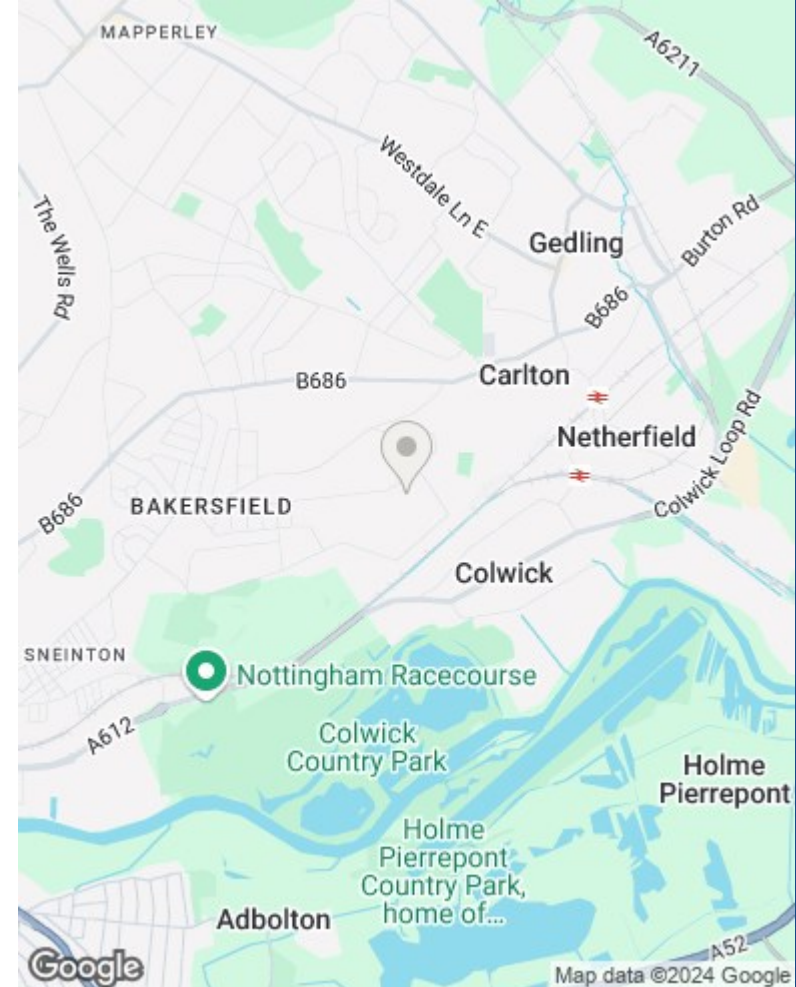


Approximate total area\*\*  
66.4 m<sup>2</sup>  
714.74 ft<sup>2</sup>

(\*) 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.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

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

**DavidJames**  
the estate agent

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

