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DavidJames
the estate agent

Fraser Road, Carlton, Nottingham, NG4 1NP

Guide Price £220,000

About This Property

Guide Price £220,000 - £240,000

This three-bedroom semi-detached house, located in the popular area of Carlton, is offered for sale with no upward chain and is perfect for those looking to make it their own.

Upon entering, you are welcomed by an entrance hall complete with a handy storage cupboard. The lounge, features a fireplace and gas fire, whilst adjacent is the dining room, with French doors that open directly onto the rear garden.

The dining kitchen is equipped with a range of units and benefits from a spacious pantry, providing ample storage. Beyond the kitchen, you will find useful outhouses, including a WC and a store/utility space fitted with a sink unit.

Upstairs, the property features three bedrooms. Bedroom one retains its original fireplace, adding a touch of character. The first-floor bathroom is fitted with a white suite, including a shower over the bath operated by mixer taps.

The property benefits from combination gas central heating and UPVC double glazing throughout.

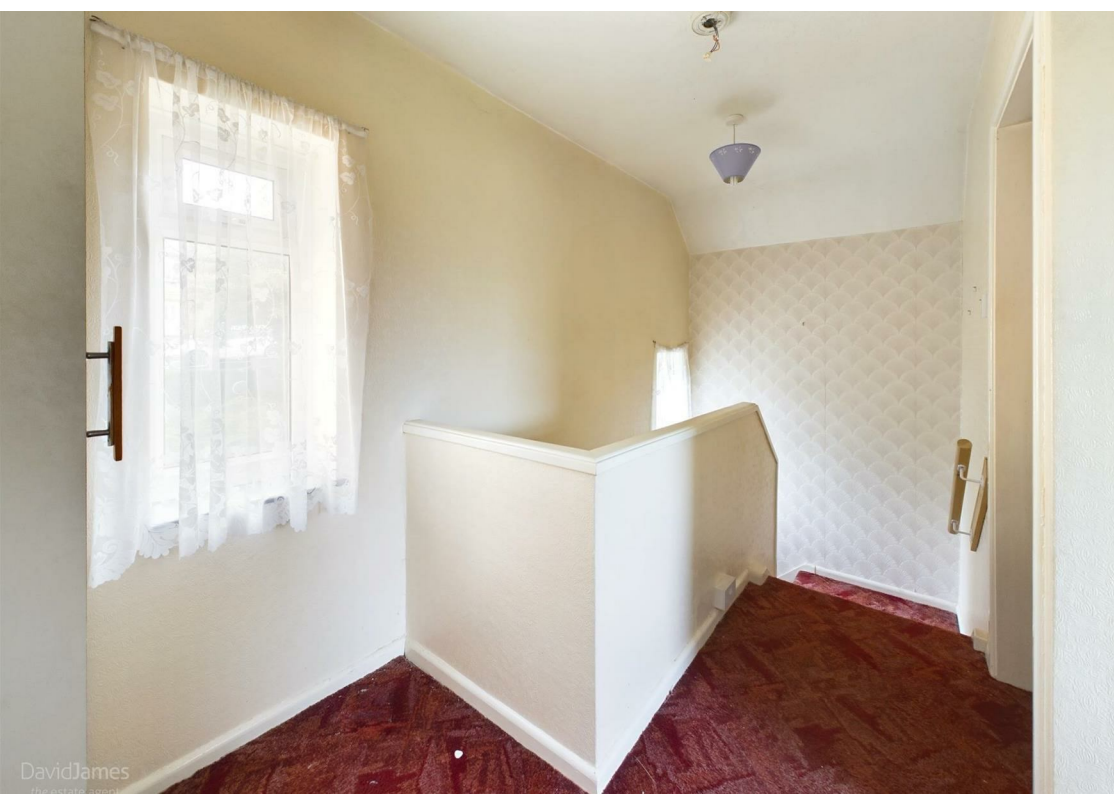
Externally, the good-sized rear garden is mainly laid to lawn, with a patio area ideal for outdoor dining. The garden also features a selection of fruit trees and a private rear aspect, offering a peaceful outdoor retreat.

With no upward chain, this property presents a fantastic opportunity to create a family home in a desirable location.



- Semi detached house sold with no upward chain
- Three bedrooms, bedroom one with original fireplace
- Entrance hall with storage cupboard
- Lounge with fireplace and gas fire
- Adjoining dining room with French doors to the rear garden
- Dining kitchen with a range of units and good sized pantry
- Outhouses with Wc and store/utility space with sink unit
- First floor bathroom/Wc with shower off mixer taps
- Combination gas central heating, UPVC double glazing
- Good sized lawned rear garden with patio area, fruit trees and private rear aspect



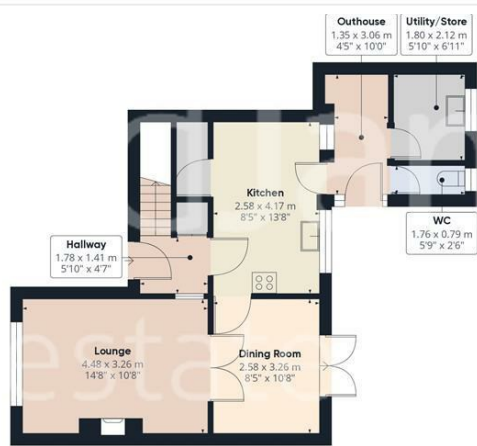


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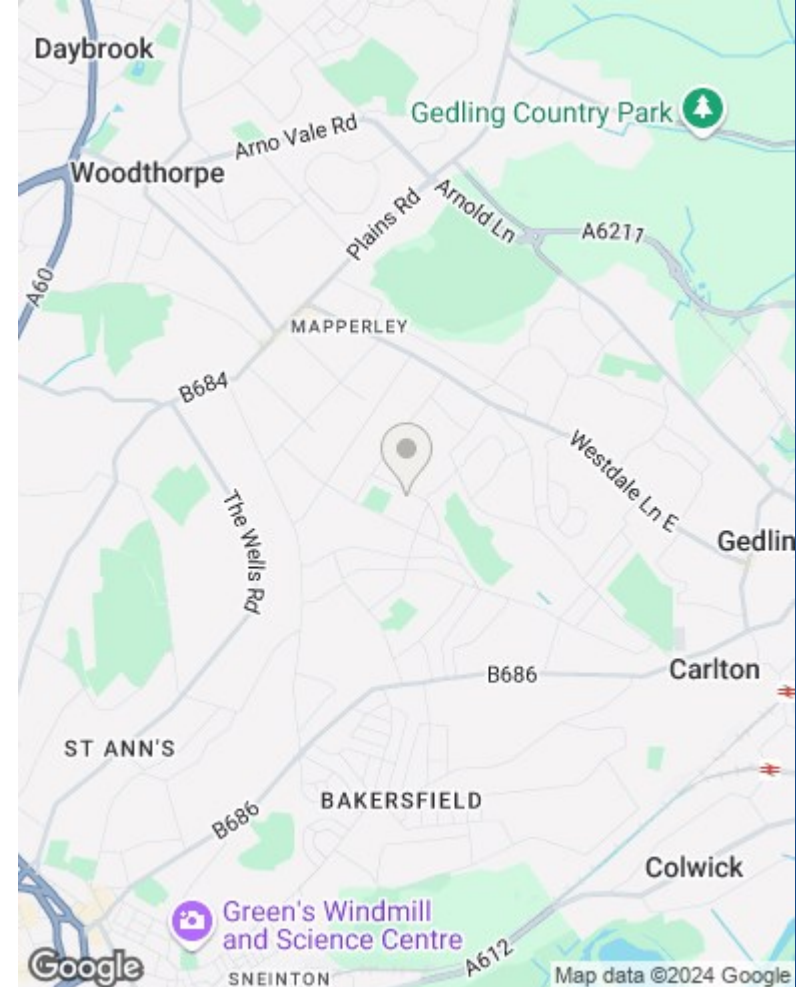
Approximate total area⁽¹⁾
88.17 m²
949.05 ft²

(1) 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.

Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: B
Gedling Borough Council
Freehold

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