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**DavidJames**  
the estate agent

**Burlington Road, Carlton, Nottingham, NG4 3JJ**

**Guide Price £230,000**

# About This Property

This well-presented semi-detached house offered with no upward chain, situated in Carlton offers spacious and versatile living accommodation. Featuring three bedrooms, including two double bedrooms, this property is ideal for families or those seeking additional space. The lounge, boasting a bay window, provides a bright and welcoming space, perfect for relaxation. The modern kitchen includes an integrated oven, hob, and extractor fan, while the separate dining room, with patio doors, offers a great spot for entertaining, with direct access to the rear garden. The bathroom is fitted with a modern suite and shower cubicle, catering to all your needs. Benefiting from gas central heating and UPVC double glazing, the house ensures comfort and efficiency throughout the year.

Externally, the private rear garden features a decking area, ideal for outdoor dining or simply enjoying the tranquil surroundings, there is the benefit of parking accessed from the rear. The garden also offers fantastic views over Gedling, adding to the appeal of this property.

Sold with no upward chain, this home provides a wonderful opportunity for those looking to move quickly and with ease.

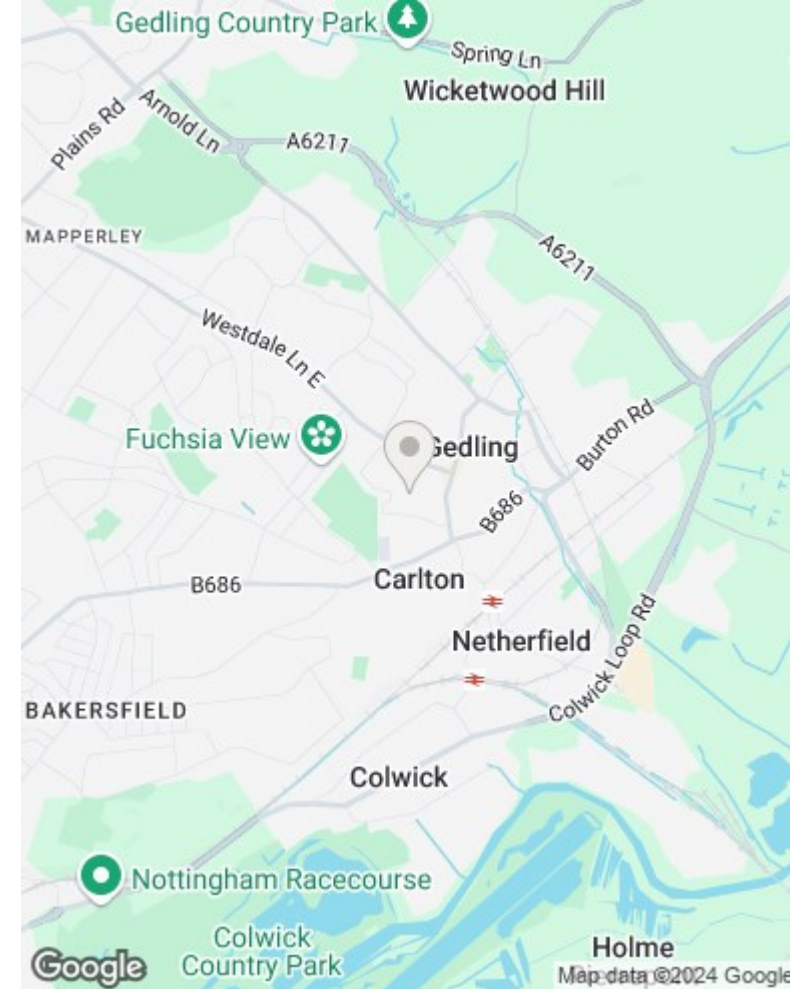
- A well-presented semi detached house
- Three bedrooms (including two double bedrooms)
- Lounge with bay window
- Modern kitchen with integrated oven, hob and extractor fan
- Dining room with patio doors
- Bathroom/Wc with suite suite and shower cubicle
- Gas central heating, UPVC double glazing
- Private rear garden with decking, off street parking accessed from the rear
- Fantastic views over Gedling
- Sold with no upward chain







Total area: approx. 81.9 sq. metres (881.2 sq. feet)



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

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