



**275 Carlton Hill, Carlton – NG4 1GW**

Guide Price **£270,000**



## 275 Carlton Hill

Carlton, Nottingham

Recently renovated semi-detached family home with open plan living spaces, modern kitchen, 4 bedrooms and 2 shower rooms. Southerly-facing garden, off-street parking and Carlton Hill's amenities on the doorstep!

Council Tax band: A

Tenure: Freehold

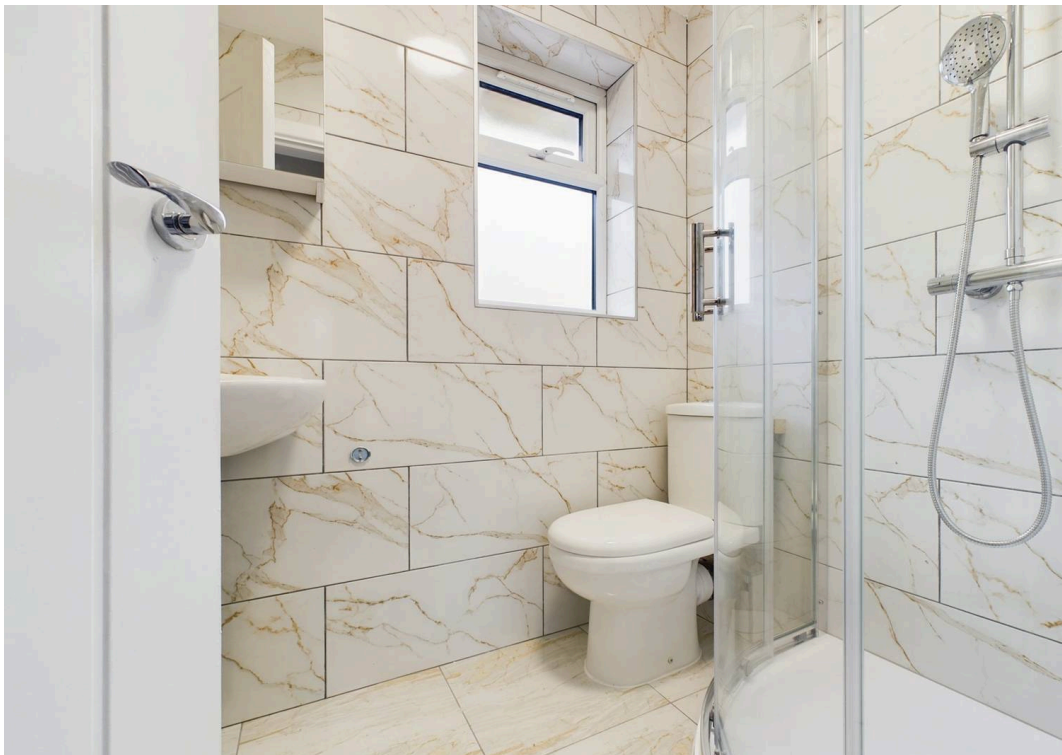
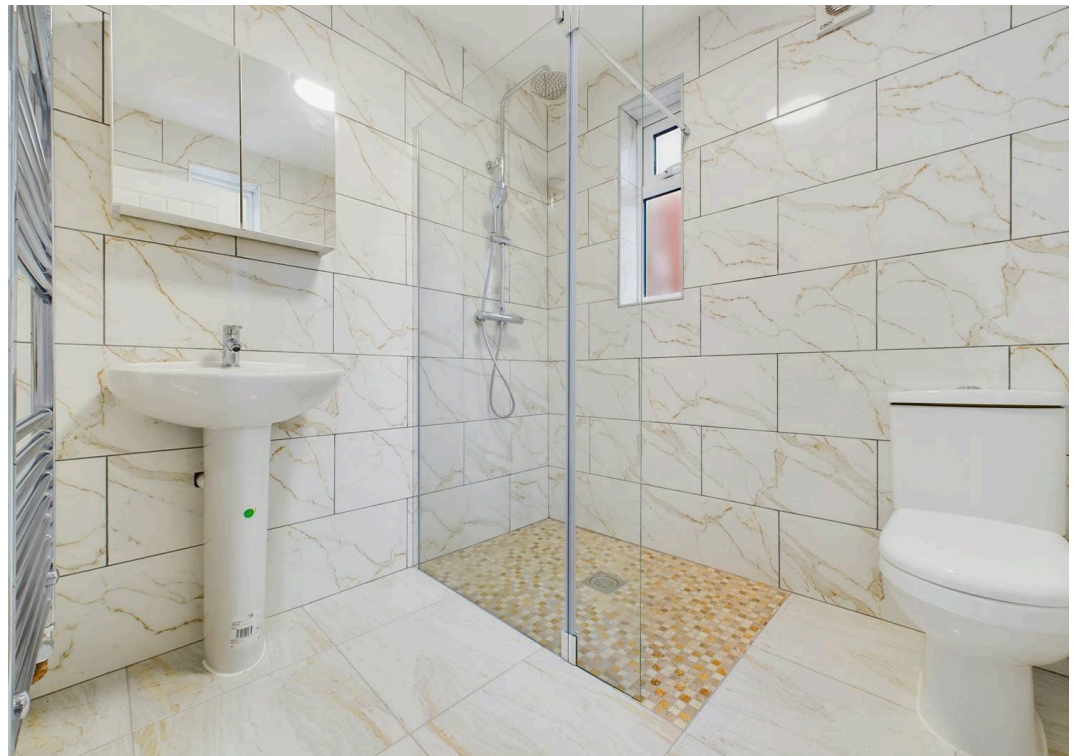
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Semi-detached four bedroom family home
- Recently renovated and offered with no upward chain
- Carlton Hill's amenities on the doorstep with frequent bus services and local schools nearby
- Contemporary open plan living and kitchen area
- Modern newly-fitted kitchen with integrated cooking appliances
- Newly-fitted and fully-tiled ground floor shower room
- Additional first floor shower room with a three-piece suite
- Gas central heating and PV solar panels for increased energy efficiency
- Generous southerly-facing rear garden
- Driveway to the front provides off-street parking

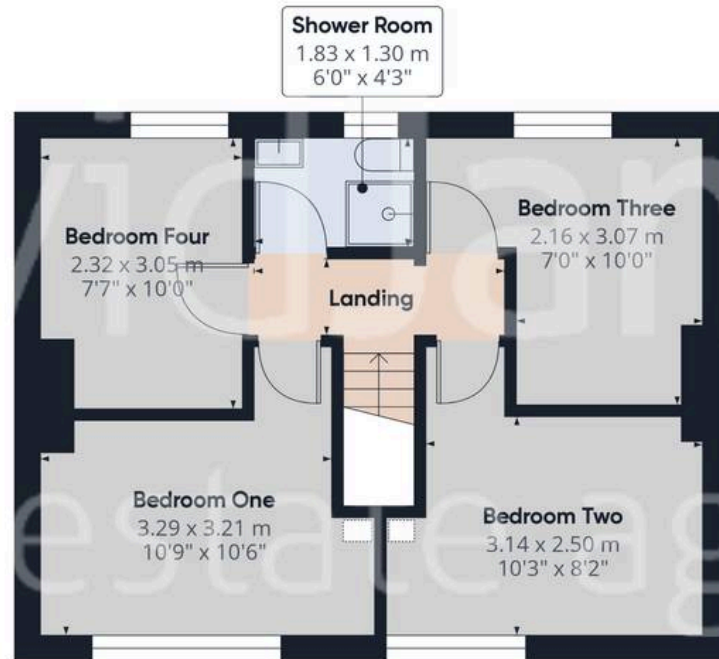








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

80.07 m<sup>2</sup>  
861.86 ft<sup>2</sup>

**Reduced headroom**

0.36 m<sup>2</sup>  
3.87 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

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.

**GIRAFFE360**



## David James Estate Agents

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