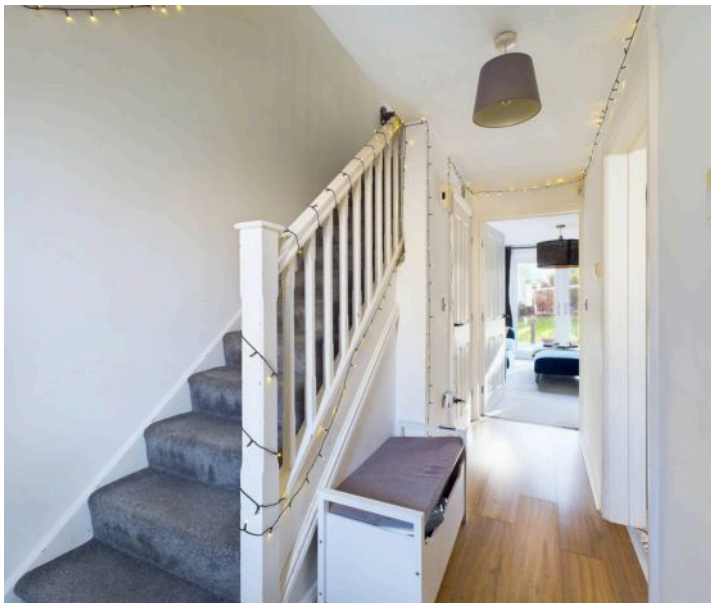
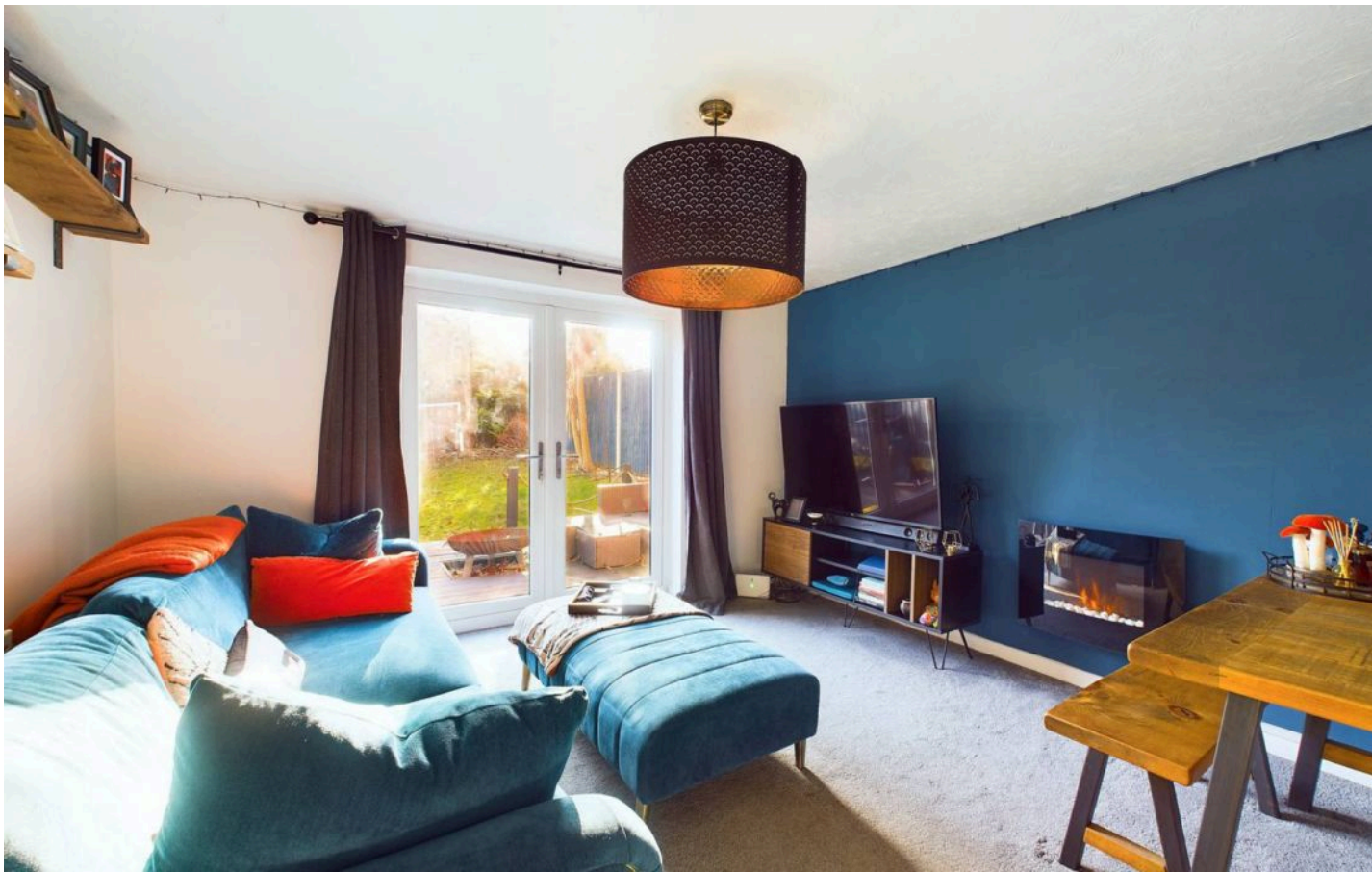




10 Huckerbys Field, Carlton – NG4 3SN

Guide Price £220,000 – £230,000

DavidJames
the estate agent



10 Huckerbys Field

Carlton, Nottingham

Ideal for first-time buyers or investors, this 2 bedroom end-terrace house offers a bright lounge, modern kitchen and a stylish shower room alongside an enclosed garden space, parking and a garage!

Council Tax band: B

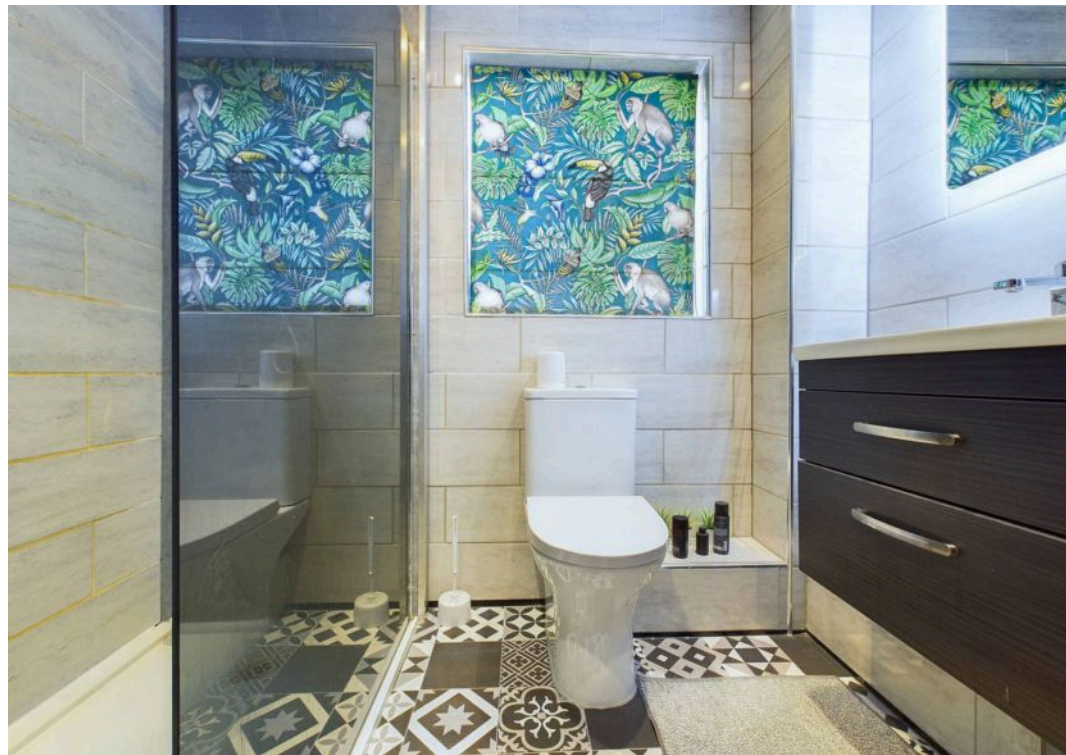
Tenure: Freehold

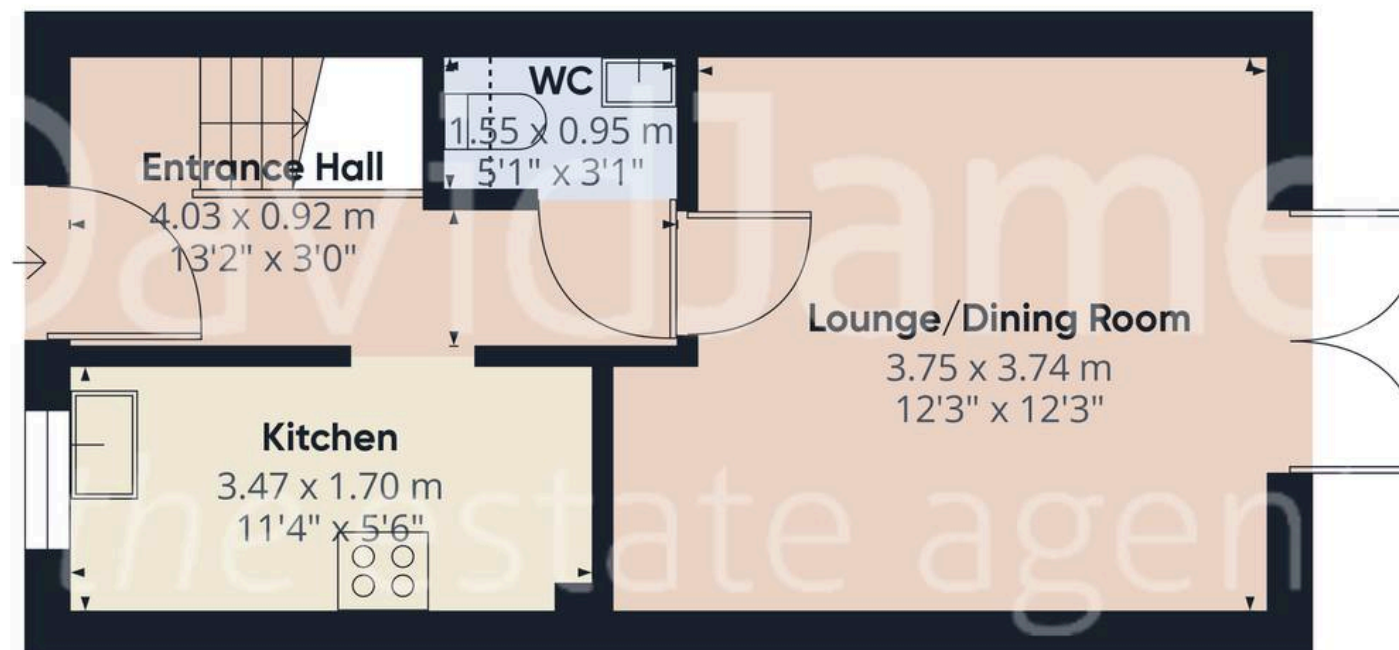
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- End-terrace house
- Ideal for first-time buyers, professionals or investors
- Within easy reach of both Carlton and Mapperley's nearby amenities and bus services
- Welcoming entrance hall with a convenient cloakroom/WC
- Lounge/dining room with French doors and a feature electric fire
- Modern fitted kitchen with integrated cooking appliances
- Two first floor bedrooms (both with built-in wardrobes)
- Superb modern shower room with a walk-in enclosure and twin-head shower
- Southerly-facing and enclosed lawned garden with an initial patio seating area
- Driveway and garage beneath neighbouring coach house







Floor 0



Floor 1

Approximate total area⁽¹⁾

55.65 m²

599.01 ft²

Reduced headroom

0.26 m²

2.83 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.