



36 Garden City, Carlton – NG4 3EA

Guide Price £155,000

DavidJames
the estate agent



36 Garden City

Carlton, Nottingham

Offered with no chain, this 2 bedroom terraced home boasts modern updates and sits within easy reach of Carlton Hill's amenities and frequent bus services. Ideal for first-time buyers or investors!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Mid-terrace house
- Offered to the market with no upward chain
- A short walk from Carlton Hill's nearby shopping amenities
- An ideal first-time buy or investment purchase
- Within easy reach of frequent bus services to the City Centre
- Two versatile reception rooms (lounge and an adjoining dining room)
- Recently fitted and stylish kitchen with a range of units paired with quartz-effect worktops and integrated appliances
- Two recently-recarpeted and neutrally-decorated double bedrooms
- First floor bathroom with a three-piece suite and over-bath electric shower
- Generous enclosed garden provides a blank canvas for landscaping









Floor 0

Approximate total area⁽¹⁾

72.3 m²

778.22 ft²



Floor 1

(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 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.

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