



209 Cavendish Road, Carlton – NG4 3SA

Guide Price **£190,000**

DavidJames
the estate agent



209 Cavendish Road

Carlton, Nottingham

Offered with no upward chain, this semi-detached home close to both Carlton and Mapperley offers 2 beds, a lounge, breakfast kitchen and bathroom alongside ample parking and an enclosed rear garden!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-detached family home
- Offered to the market with no upward chain
- Situated within easy reach of both Carlton and Mapperley's excellent nearby amenities
- Good-sized lounge with a feature focal-point fireplace
- Breakfast kitchen with integrated cooking appliances
- Downstairs WC for added convenience
- Two first floor bedrooms
- First floor bathroom/WC with a three-piece white suite and electric over-bath shower
- Gated driveway to the front provides parking for multiple vehicles
- Enclosed south-westerly facing garden incorporating lawn and patio seating areas









Floor 0

Approximate total area⁽¹⁾

62.59 m²

673.72 ft²

Reduced headroom

0.65 m²

7.04 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 are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1



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