



116 Southcliffe Road, Carlton – NG4 1ES

Guide Price **£210,000**

DavidJames
the estate agent



116 Southcliffe Road

Carlton, Nottingham

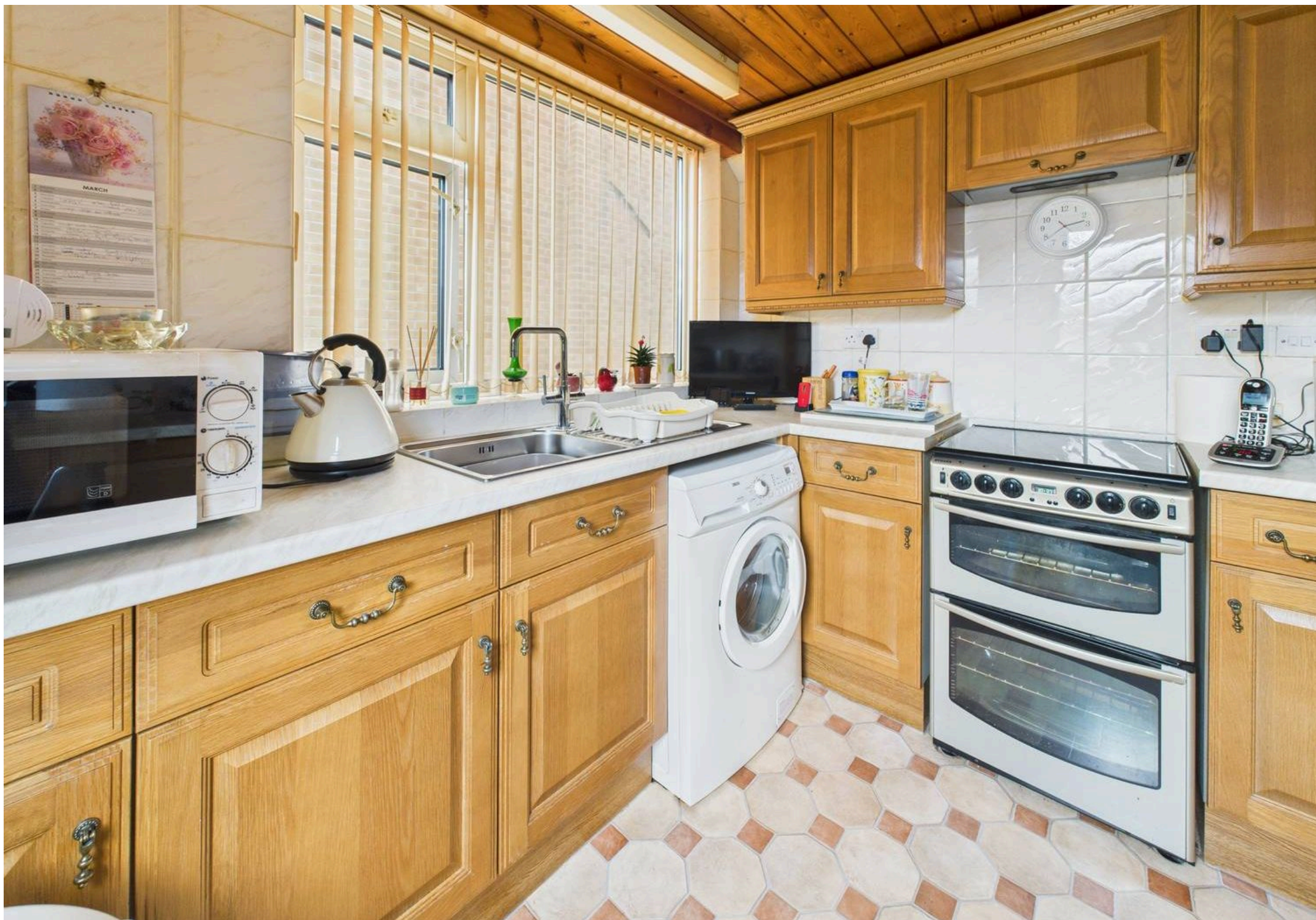
GUIDE PRICE £210,000 – £220,000. Ideal for first-time buyers or families, this detached property offers a spacious layout, large rear garden, ample potential for personalisation. Conveniently located near amenities, schools, and transport links. Features driveway, lounge/dining room, functional kitchen, three bedrooms, bathroom, patio, lawn, and detached garage. Upgraded with new boiler.

Council Tax band: C

Tenure: Freehold

- Detached property on a generous plot in a quiet cul-de-sac location
- Spacious L-shaped lounge/dining room with living flame gas fire and dual aspect windows providing plenty of natural light into the room
- Three well-proportioned bedrooms, including two doubles & a versatile third guest bedroom/home office
- Family bathroom with electric shower over bath
- UPVC double glazing and combination gas central heating with Baxi boiler installed in 2020
- Good size rear garden with an initial paved patio leading to generous lawned area and enclosed for additional security and privacy









Floor 0

Approximate total area⁽¹⁾

78.77 m²

847.88 ft²

Reduced headroom

1.08 m²

11.6 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.

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Floor 1



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