



## 2 Carlton Mews, Carlton – NG4 1HD

Guide Price £230,000

DavidJames  
the estate agent





## 2 Carlton Mews

Carlton, Nottingham

Extended 3-bed townhouse just a short walk from Carlton Hill's amenities. Lounge with dining room, kitchen, modern shower room and low-maintenance gardens plus a garage alongside recent eco-upgrades.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Well-presented townhouse
- Tucked away from the roadside in a cul-de-sac
- A short walk from Carlton Hill's shops, eateries and bus services
- Recently installed eco-smart electric heaters and PV solar panels
- Spacious and neutrally-decorated lounge with a feature bay window and adjoining dining room
- Shaker-style kitchen with a separate utility area
- Three bedrooms (including two double bedrooms)
- Modern fully-tiled shower room with a walk-in shower enclosure
- Low-maintenance front and rear gardens
- Detached garage to the rear







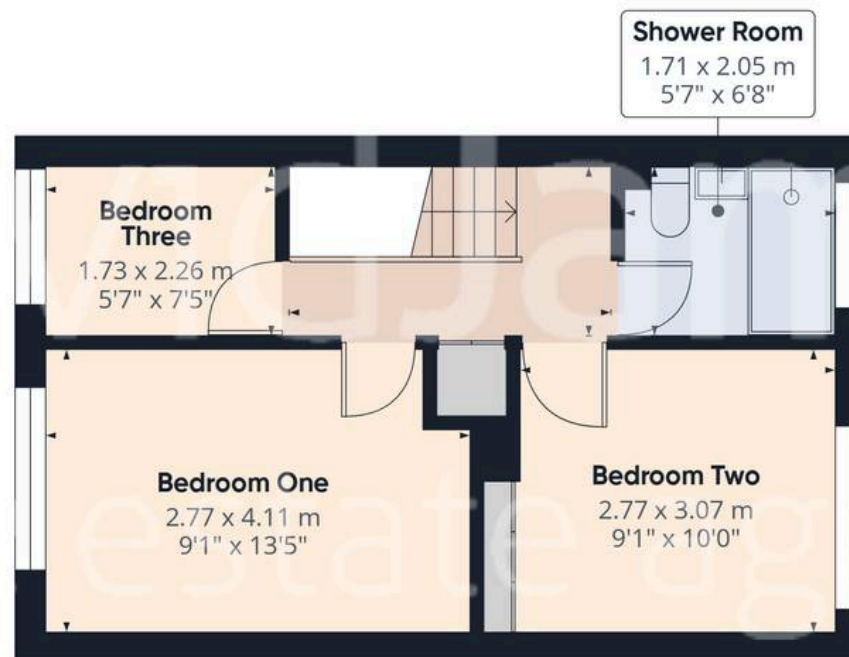








Floor 0 Building 1



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

73.9 m<sup>2</sup>

795 ft<sup>2</sup>

(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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