

45 Hillview Road, Carlton - NG4 1LB
Guide Price £270,000









## 45 Hillview Road

## Carlton, Nottingham

Detached bungalow offered with no chain and with easy access to Carlton's nearby amenities! 2 double bedrooms, spacious lounge, dining kitchen and a beautiful garden plus a long driveway and garage!

Council Tax band: C

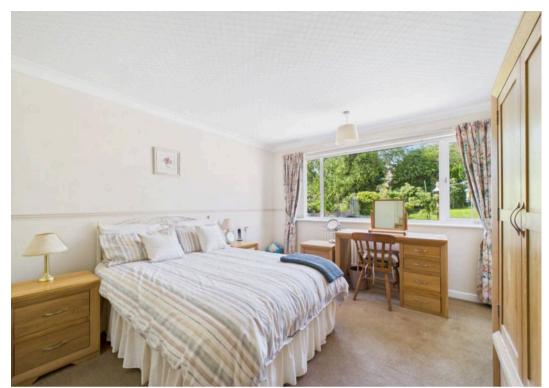
Tenure: Freehold

**EPC Energy Efficiency Rating: D** 

**EPC Environmental Impact Rating:** 

- Detached bungalow offered with no upward chain
- Ideal for those seeking the benefits of singlestorey living
- Within easy reach of Carlton's nearby amenities and frequent bus services
- Bright and spacious lounge with a feature gas fire
- Dining kitchen with a range of fitted units and integrated appliances
- Two double bedrooms (both with in-built wardrobes)
- Shower room with a three-piece suite and an electric shower
- Recently replaced Worcester boiler with warranty
- Beautiful south-westerly facing established rear garden
- Multi-vehicle driveway and a useful garage













Floor 0 Building 1





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

92.3 m<sup>2</sup> 993 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0 Building 2



## **David James Estate Agents**

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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.