



119 Coningswath Road, Carlton – NG4 3SG

Guide Price **£180,000**

DavidJames
the estate agent



119 Coningswath Road

Carlton, Nottingham

Offered with no chain, this 3 bed semi-detached home boasts huge potential and a convenient location close to both Carlton and Mapperley's amenities! Lounge, kitchen, a SW-facing garden and parking!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

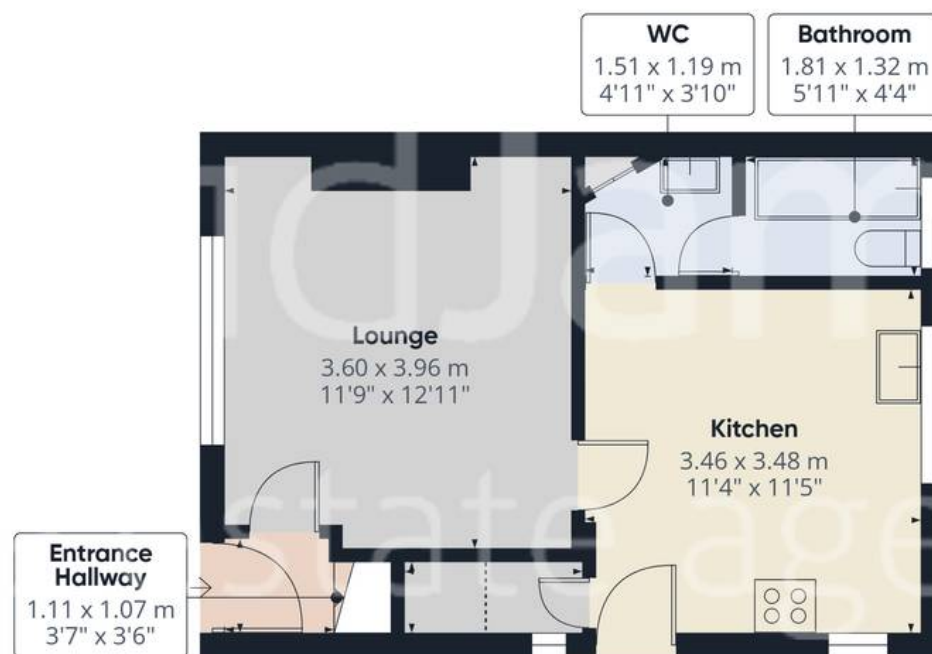
EPC Environmental Impact Rating:

- Semi-detached family home
- Offered to the market with no upward chain
- Lots of potential to reconfigure and modernise
- Bright and well-proportioned lounge
- Generous kitchen with useful downstairs storage
- Downstairs bathroom with a three-piece suite
- Three first floor bedrooms
- Driveway providing off-street parking
- Good-sized southerly facing garden with multiple outbuildings
- Additional lean-to area provides further secure parking or storage

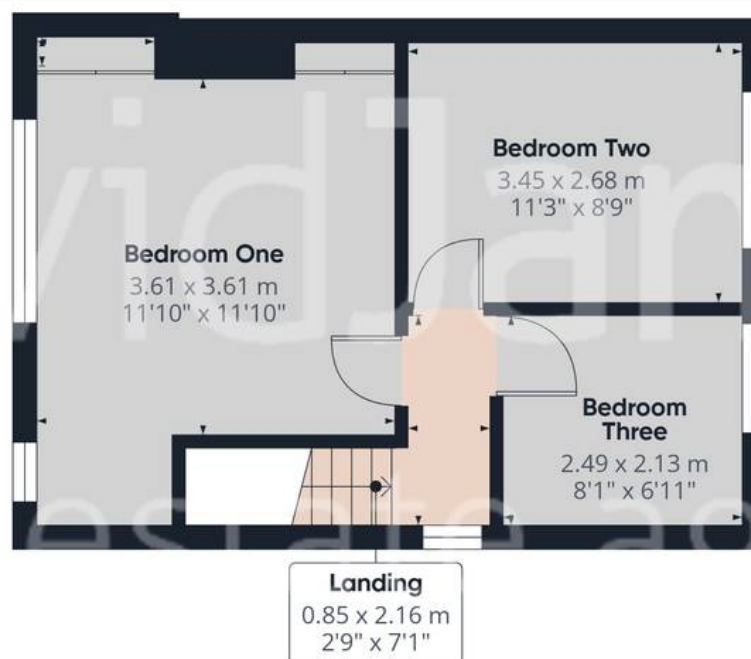








Floor 0



Floor 1

Approximate total area⁽¹⁾

65 m²
699 ft²

Reduced headroom

0.6 m²
7 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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