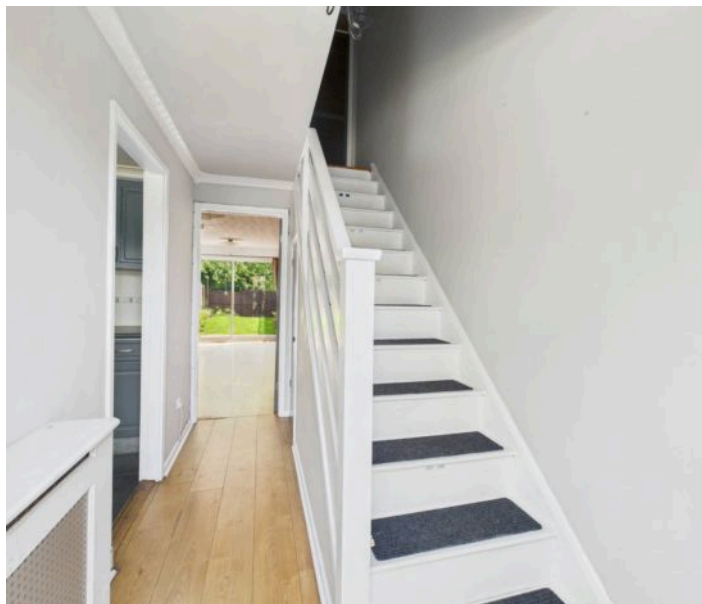
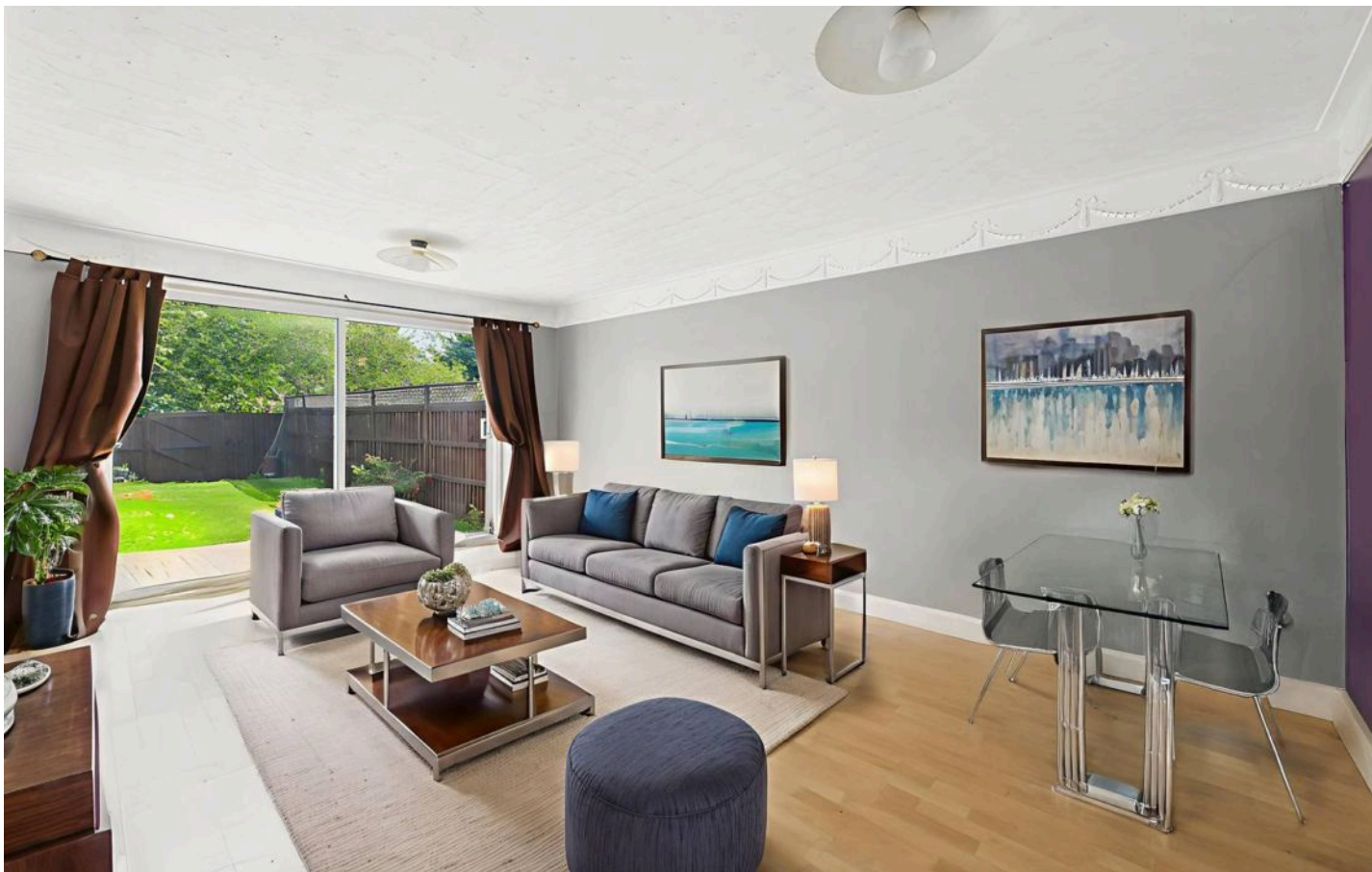




4 Ian Grove, Carlton – NG4 3EG

Guide Price £170,000

DavidJames
the estate agent



4 Ian Grove

Carlton, Nottingham

Guide Price £170,000- £180,000. Mid-townhouse with no upward chain and close to Carlton's amenities and bus services – an ideal first-time buy!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

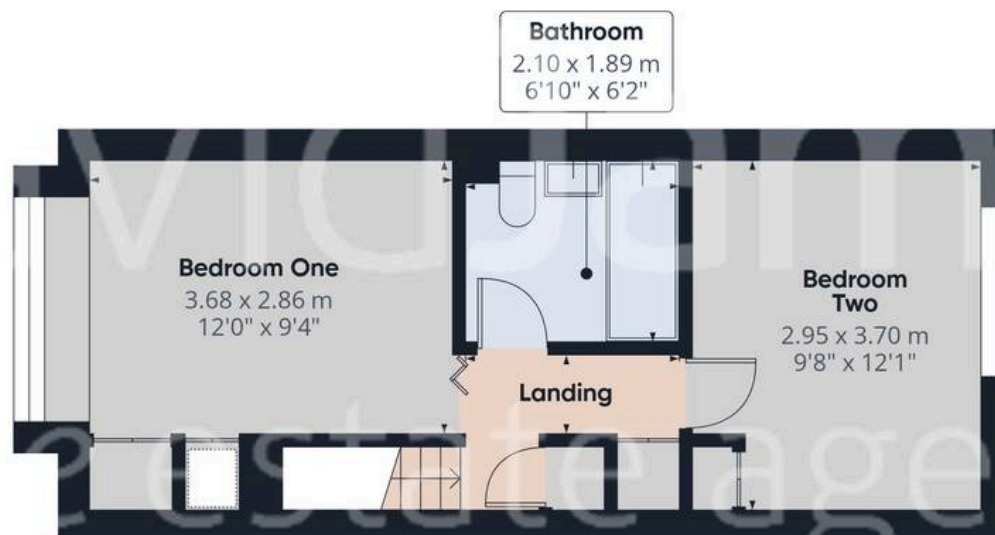
- Mid-townhouse with no upward chain
- Perfect for first time buyers or investors
- Close to Carlton's amenities, shops, supermarkets and bus services
- Bright and spacious lounge/dining room with feature patio doors overlooking the rear garden
- Fitted kitchen with space for freestanding appliances and tiled flooring
- Two spacious double bedrooms (main bedroom with feature bay window)
- Modern three-piece bathroom with mains shower over the bath
- Gas central heating with combination boiler
- Enclosed rear garden with lawn and patio seating area
- Off-street parking to the front plus a garage in a block







Floor 0



Floor 1

Approximate total area⁽¹⁾

62.9 m²

677 ft²

Reduced headroom

0.6 m²

7 ft²

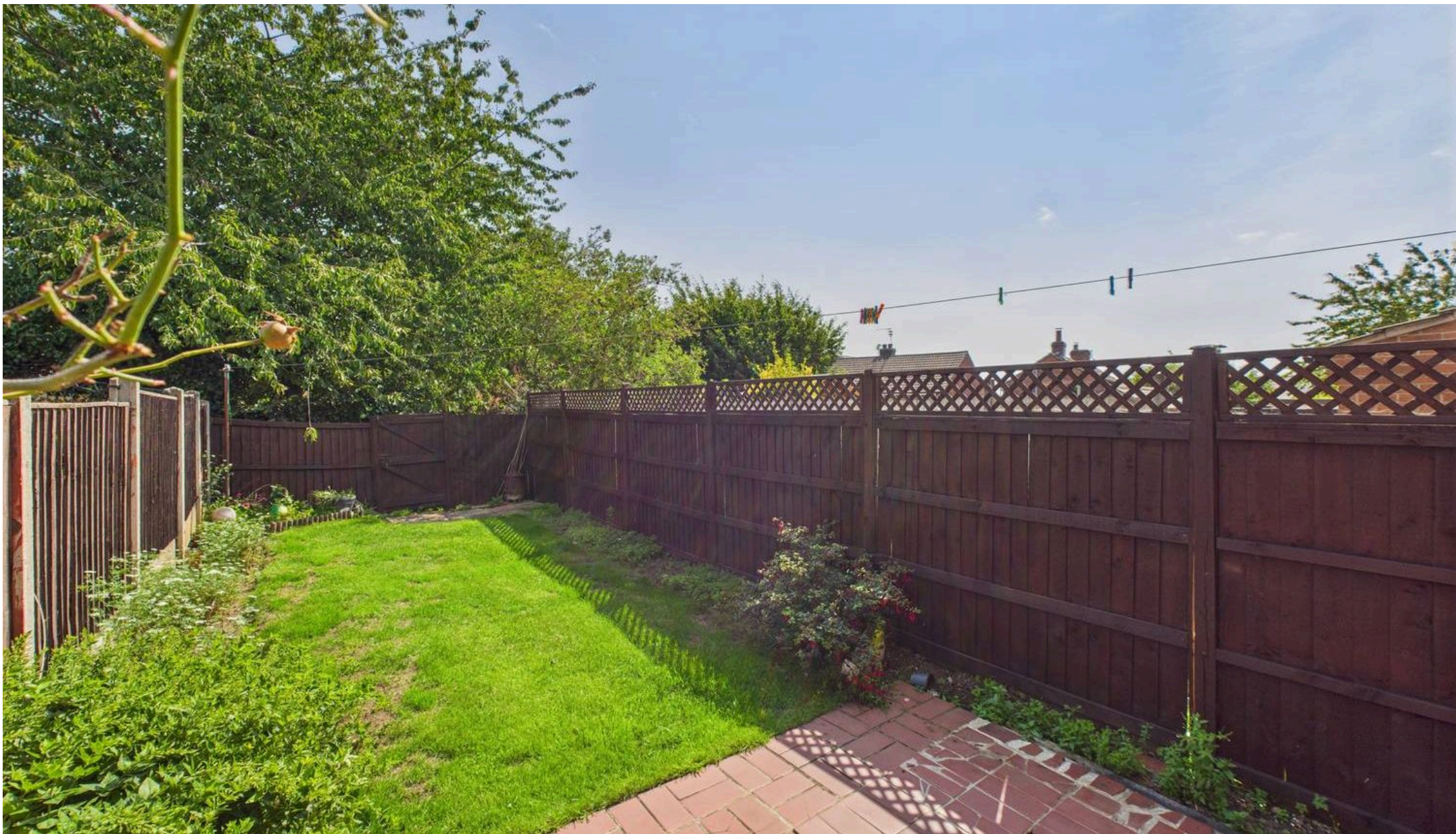
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.