



45 Hillview Road, Carlton – NG4 1LB

Guide Price **£250,000**

DavidJames
the estate agent



45 Hillview Road

Carlton, Nottingham

Guide Price £250,000-£270,000. 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

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 single-storey 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⁽¹⁾

92.3 m²

993 ft²



Floor 0 Building 2

(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.

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