



**199 Carlton Hill, Carlton – NG4 1GW**

Guide Price **£180,000**

**DavidJames**  
the estate agent



## 199 Carlton Hill

Carlton, Nottingham

Modern mid-townhouse in quiet cul-de-sac, close to amenities & transport links. Features 2 double beds, bathroom, lounge/diner, modern kitchen & lawned gardens. Ideal first-time buy or downsize move!

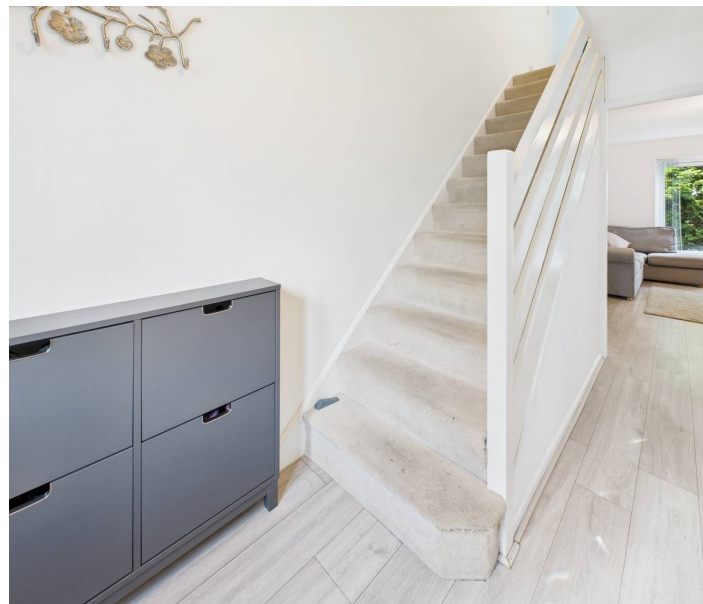
Council Tax band: A

Tenure: Freehold

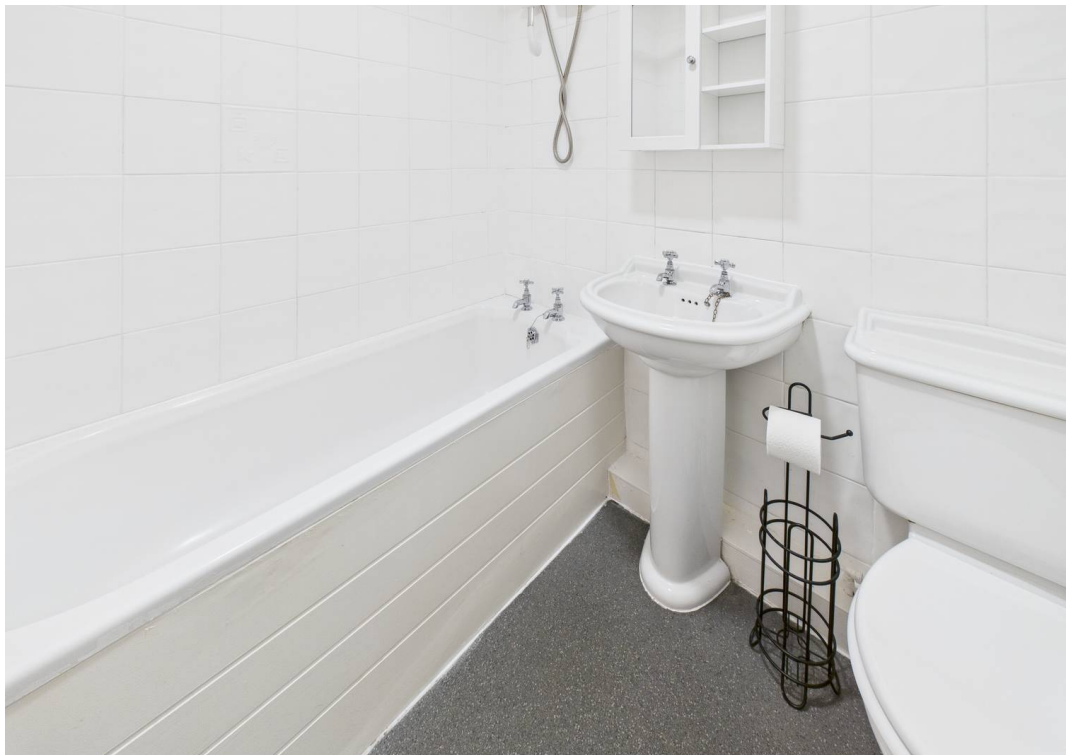
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern mid townhouse
- Private cul-de-sac and ideally placed for local amenities
- Spacious lounge/dining room
- Modern kitchen with integrated appliances
- Entrance Hall with composite door
- Two double bedrooms
- Bathroom/WC with white suite and electric shower
- Combination gas central heating and UPVC double glazing
- Lawned front and rear gardens
- Garage within block and communal driveway

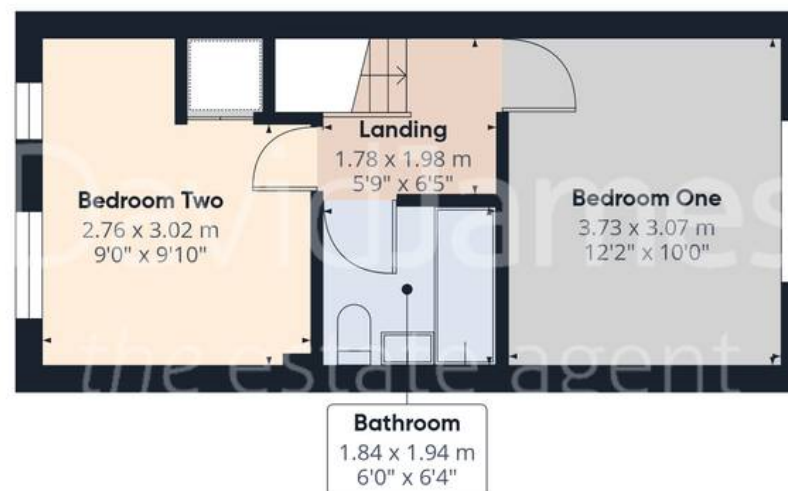








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

70.4 m<sup>2</sup>

758 ft<sup>2</sup>

(1) Excluding balconies and terraces

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](mailto:carlton@david-james.com) • [www.david-james.com](http://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.