



144 Carlton Hill, Carlton – NG4 1FN

Guide Price **£120,000**

DavidJames
the estate agent



144 Carlton Hill

Carlton, Nottingham

First floor maisonette within easy reach of Carlton's amenities and frequent transport links to the City Centre! Lounge, modern kitchen and a stylish shower room alongside a private rear garden.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- First floor maisonette
- Elevated and set back from the road
- Side entrance leading to hallway with storage cupboard and stairs to main accommodation
- Well-proportioned lounge with large front-facing window maximising outlook
- Double bedroom complete with fitted wardrobes
- Fitted kitchen with integrated appliances
- Additional nook area (currently utilised as an work space) and over-stairs storage cupboard with potential STPP for conversion into single bedroom
- Private rear garden laid to lawn, and brick-built outbuilding
- Within walking distance of a wide range of shops, cafés, and everyday amenities
- Ideal for first time buyers and working professionals

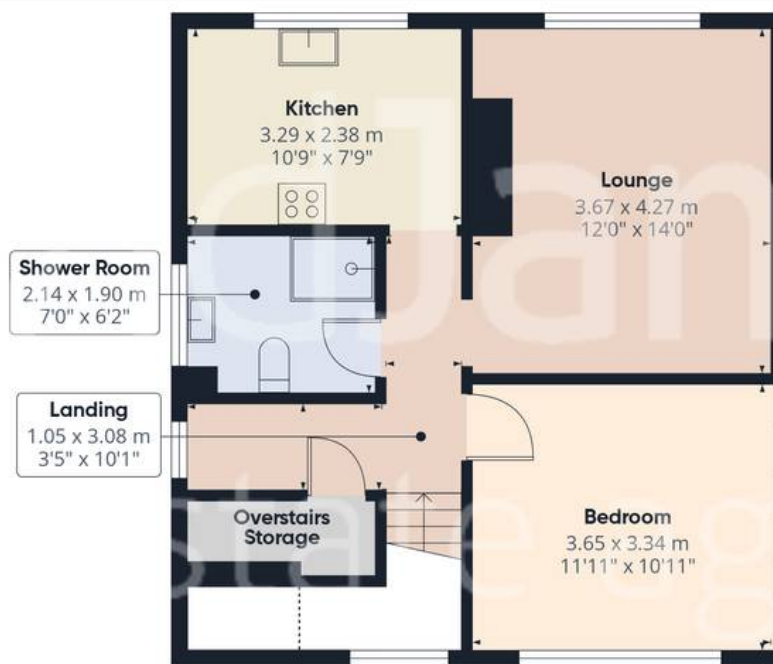








Floor 0



Floor 1

Approximate total area⁽¹⁾

52.8 m²

568 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.

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