



7 Baird Parker Drive, Carlton – NG4 1GQ

Guide Price **£220,000**

DavidJames
the estate agent



7 Baird Parker Drive

Carlton, Nottingham

Modern three-storey townhouse in a cul-de-sac – just a short walk from Carlton Hill's amenities, schools and bus links to the City! Lounge, kitchen, 3 beds and a southerly-facing garden plus driveway!

Council Tax band: B

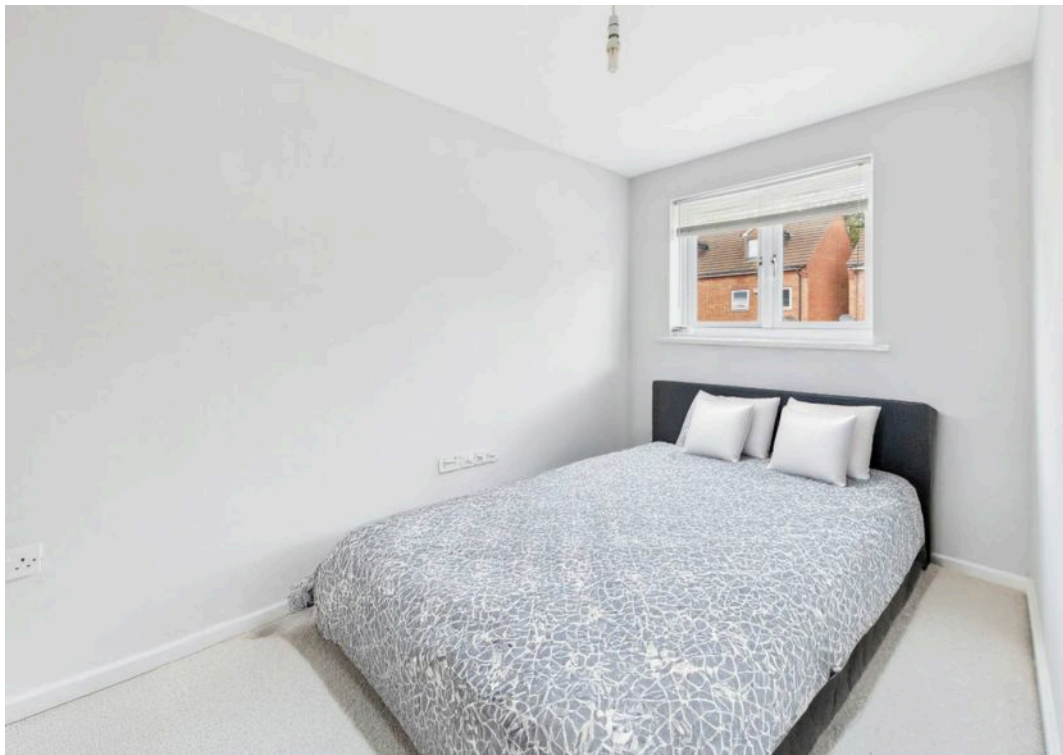
Tenure: Freehold

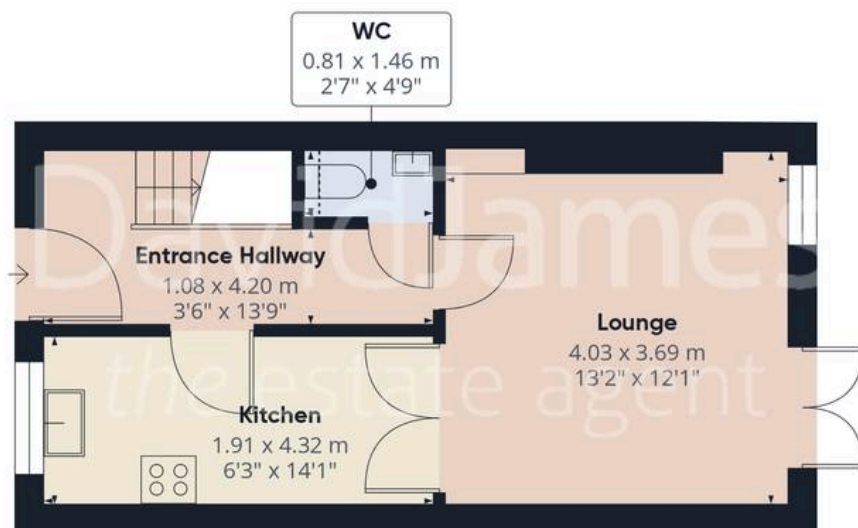
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

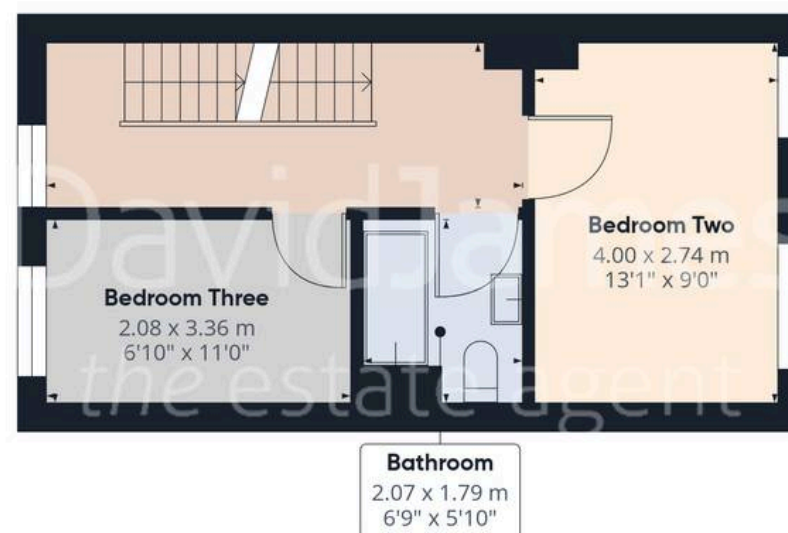
- Attractive three-storey townhouse situated in a quiet cul-de-sac location, ideal for first time buyers, working professionals and growing families alike
- Bright lounge with French doors leading out to the private rear garden
- Modern fitted kitchen with integrated appliances
- Kitchen and lounge linked by interconnecting doors for flexible ground floor living
- Two generously sized double bedrooms and large primary suite on the top floor with skylight windows
- Family bathroom and ground floor WC
- En-suite shower room
- Private, low-maintenance garden
- Allocated parking space directly in front of the property
- Excellent location with nearby shops, schools and great transport connections







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

81.2 m²

874 ft²

Reduced headroom

1.2 m²

13 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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