



**28 Broadway East, Carlton – NG4 1AG**

Guide Price **£280,000**

**DavidJames**  
the estate agent





## 28 Broadway East

Carlton, Nottingham

Beautifully presented 2 bed semi-detached bungalow with no chain. Perfect for single-storey living with fully refurbished accommodation, new electrics & heating in a convenient location. A must-view!

Council Tax band: B

Tenure: Freehold

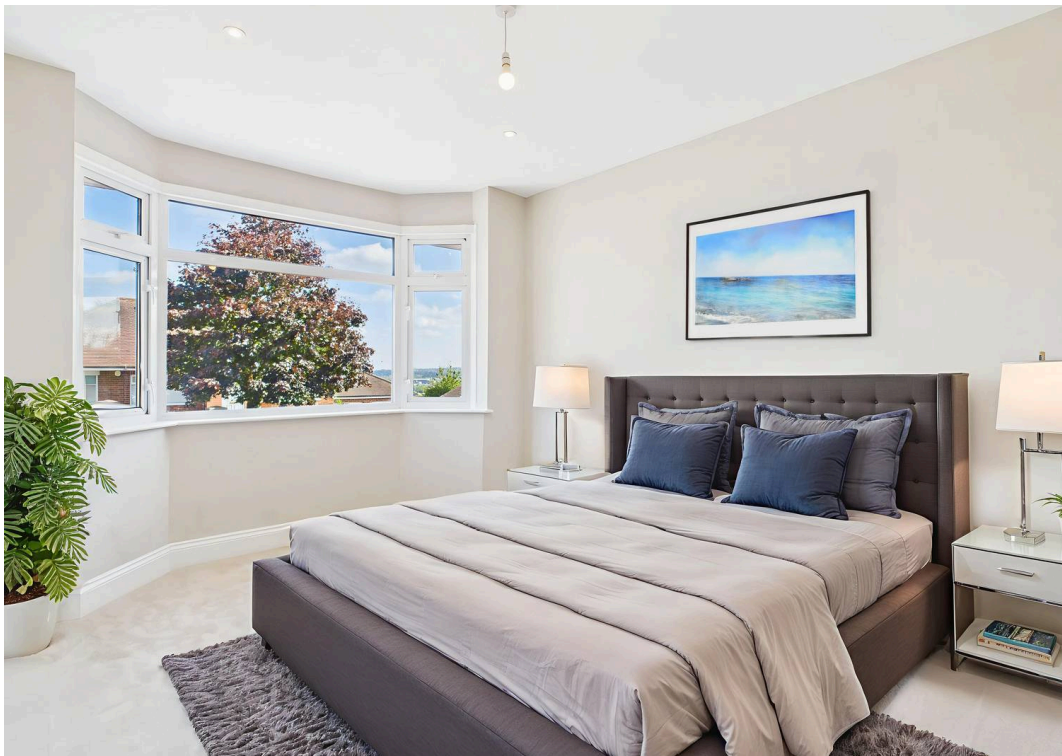
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

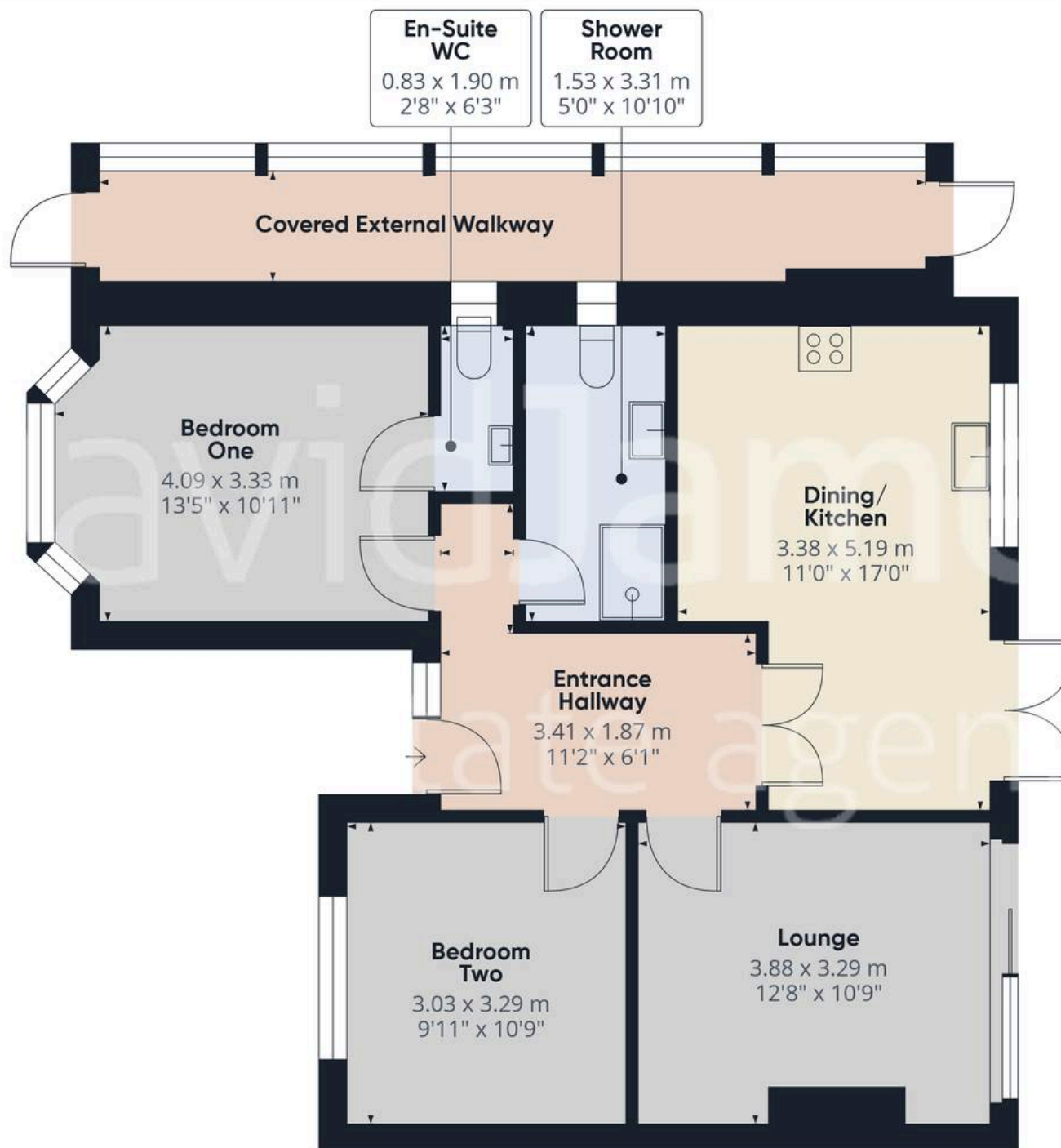
- Beautifully presented semi-detached bungalow
- Offered to the market with no onward chain
- Ideal for those seeking the benefits of single storey living
- Fully refurbished, with neutral décor and newly laid floor coverings
- Located on a quiet cul-de-sac, with local amenities and bus services nearby
- Stylish dining/kitchen with shaker style units, breakfast bar and range of integrated appliances
- Two bright and spacious double bedrooms (main bedroom with en-suite WC)
- Good-sized shower room with dual-head rainfall shower and vanity unit
- Enclosed west-facing rear garden with decked seating/dining area and lawn
- Ample block paved driveway with off street parking for multiple vehicles











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

78.8 m<sup>2</sup>

848 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

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