



197a Westdale Lane, Carlton – NG4 4FL

Guide Price **£200,000**

DavidJames
the estate agent



197a Westdale Lane

Carlton, Nottingham

Superb 3 bed mid-townhouse with no chain - close to Mapperley & Carlton's amenities! Ideal for first-time buyers or investors & featuring a lounge, dining/kitchen, low-maintenance garden & a garage!

Council Tax band: B

Tenure: Freehold

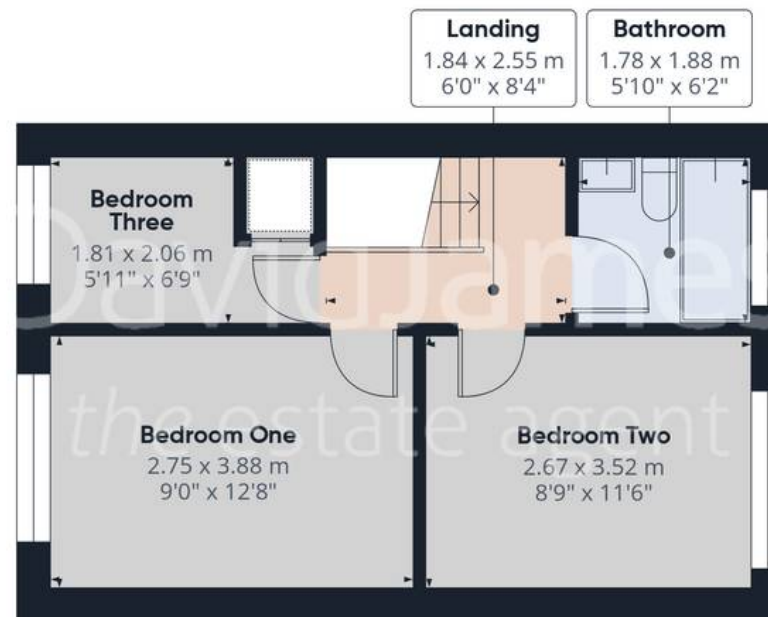
- Beautifully presented townhouse with no onward chain
- Excellent opportunity for first-time buyers or investors
- Neutrally decorated throughout and move-in-ready condition
- Ideally positioned between Mapperley and Carlton with shops, supermarkets and excellent transport links close by
- Spacious lounge with decorative feature fireplace and large bay window
- Well-equipped dining kitchen with cream gloss units, integrated cooking appliances and space for a dining table and chairs
- Three bedrooms (main bedroom with fitted wardrobes)
- Modern fully tiled bathroom with three-piece suite and electric shower over the bath
- South-westerly facing garden designed with low-maintenance in mind
- Garage to the rear providing off-street parking or useful storage



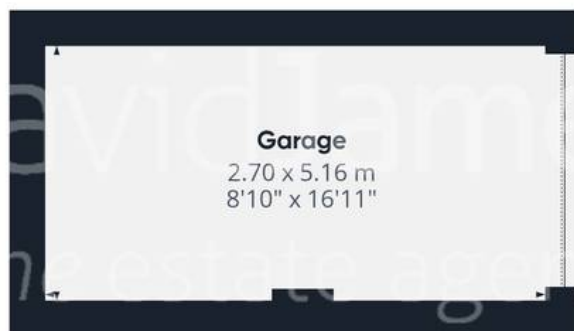




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

65.4 m²
703 ft²

Reduced headroom

0.5 m²
5 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.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • 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.