



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

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

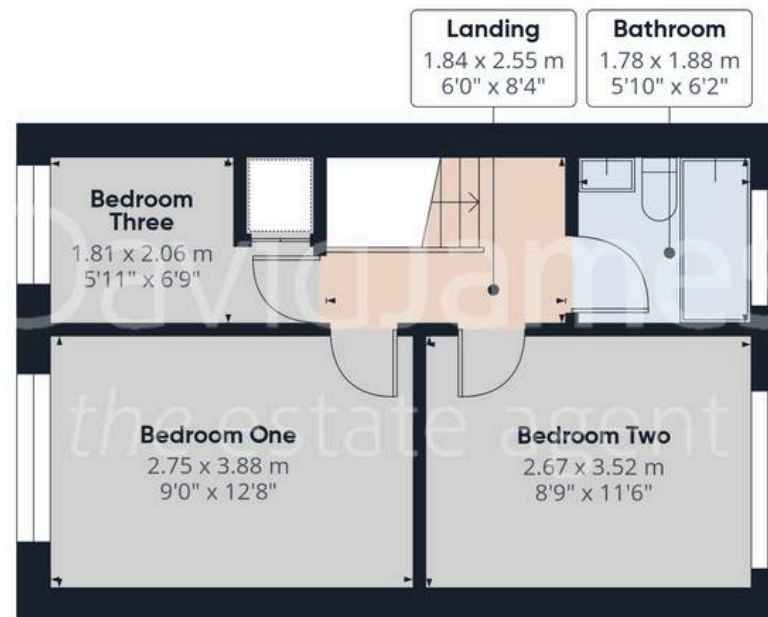
- Beautifully presented townhouse with no onward chain
- Excellent opportunity for first-time buyers or investors
- Neutrally decorated throughout and move-in-ready condition
- Ideally positioned between Mapperley and Carlton with shops, supermarkets and excellent transport links close by
- Spacious 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.

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