

13 Marwood Crescent, Carlton - NG4 3PW Guide Price £215,000









## 13 Marwood Crescent

## Carlton, Nottingham

Well-presented 2 double bed semi-detached home close to Carlton's amenities! Boasting a welcoming lounge, spacious dining kitchen, large garden and driveway in a cul-de-sac position!

Council Tax band: A

Tenure: Freehold

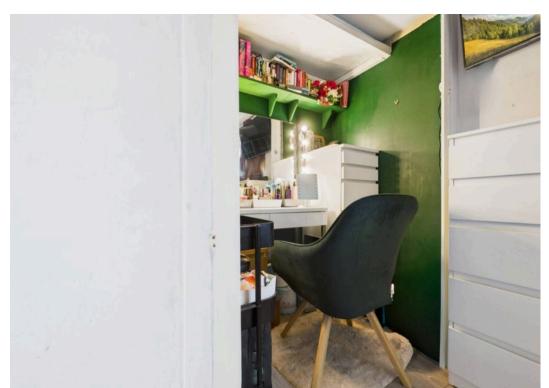
**EPC Energy Efficiency Rating: D** 

EPC Environmental Impact Rating: D

- Well-presented semi-detached home
- Ideal for first-time buyers, professionals and downsizers
- Within easy reach of Carlton's nearby amenities, bus links to the City and leisure facilities
- Popular cul-de-sac location
- Cosy living room with real wood flooring and a feature multi-fuel burner
- Spacious dining kitchen with solid pine units, integrated cooking appliances and ample space for a table and chairs
- Two first floor double bedrooms
- First floor bathroom featuring a three-piece white suite and a rainfall over-bath shower
- Substantial lawned rear garden with a patio, fenced boundaries and outbuilding storage
- Driveway offering private off-street parking for multiple vehicles













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

DavidJames the estate agent

> 65.4 m<sup>2</sup> 705 ft<sup>2</sup>

Floor 0



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

(1) Excluding balconies and terraces

GIRAFFE360

W \* E

Floor 1



## **David James Estate Agents**

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