



13 Marwood Crescent, Carlton – NG4 3PW

Guide Price **£215,000**

DavidJames
the estate agent



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









Floor 0

Approximate total area⁽¹⁾

65.4 m²

705 ft²



Floor 1

(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.

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