

Carlton

Foxhill Road
Nottingham NG4 1QS

DavidJames
the estate agent



Property floor plan & measurements

GROUND FLOOR

Lounge
3.56m x 3.33m
(11'8 x 10'11)

Dining Kitchen
3.58m x 3.30m
(11'9 x 10'10)

Conservatory
3.20m x 3.18m
(10'6 x 10'5)

FIRST FLOOR

Bedroom One
3.58m x 3.38m
(11'9 x 11'1)

Bedroom Two
3.30m max x 2.64m max
(10'10 max x 8'8 max)

Bathroom
2.34m max x 1.57m max
(7'8 max x 5'2 max)

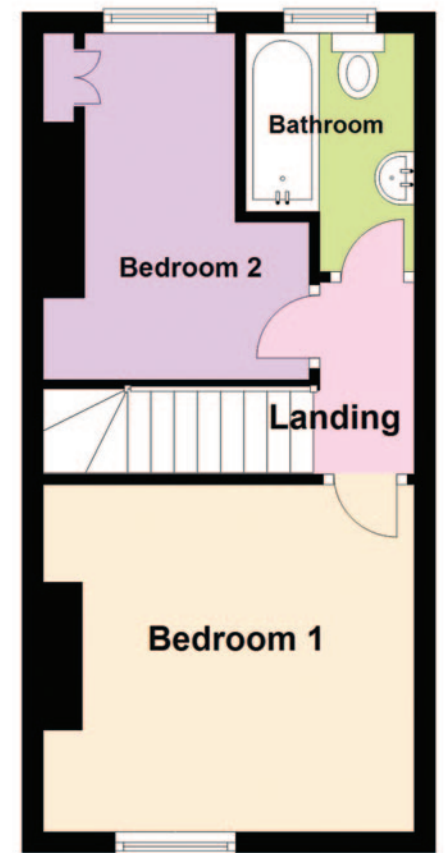
Ground Floor

Approx. 37.5 sq. metres (403.1 sq. feet)



First Floor

Approx. 27.1 sq. metres (292.1 sq. feet)



64.6 sq metres
(695.2 sq feet)

Total
Area
(Approx)

Gedling
Borough Council

Band
A

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing.

COUNCIL TAX BAND RATING

This information was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

THIRD PARTY REFERRAL ARRANGEMENTS

David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis:
W A Barnes Ltd: £60 including VAT.
All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average).
MoveWithUs Limited: £188 including VAT (average).

(C)

OIRO

£145,000

Mid Terrace Cottage

2 bedrooms

EPC Rating

D (64)

Tenure

Freehold



Carlton Branch

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Lounge



Lounge



Dining Kitchen



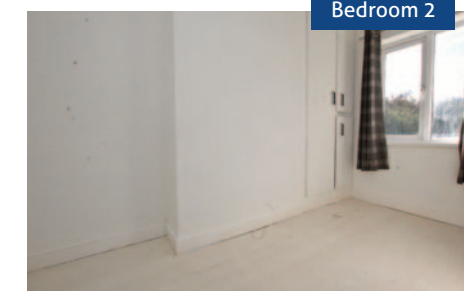
Conservatory



Dining Kitchen



Bedroom 1



Bedroom 2



Bathroom



Rear Garden

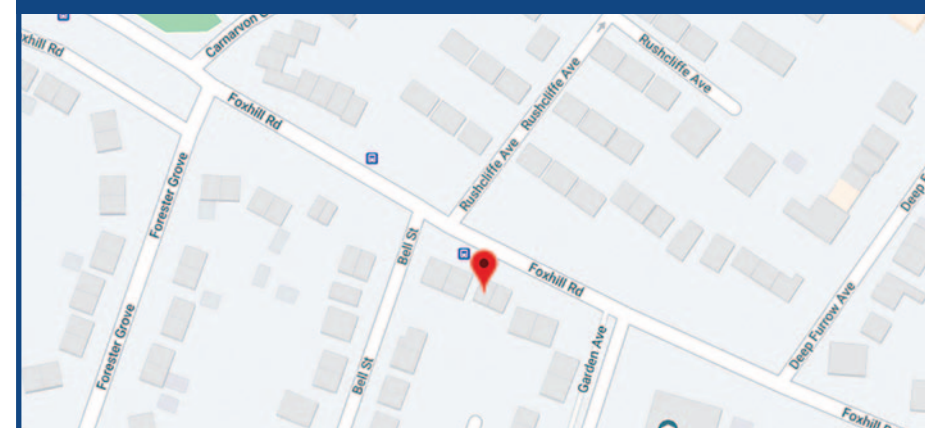
Summary

VIDEO TOUR AVAILABLE ON REQUEST! A pleasantly decorated mid terrace cottage, situated in ever popular Carlton within easy reach of ample amenities including schools, transport links, leisure centres and supermarkets. The property enjoys a block paved forecourt, lounge and a dining kitchen with French doors leading into a conservatory. Outside, the garden is low maintenance and has recently painted fencing.

Key Features

- ✓ No upward chain!
- ✓ Pleasantly decorated mid terrace cottage
- ✓ Two good size bedrooms
- ✓ Lounge with feature chimney breast
- ✓ Dining kitchen with appliances set into a chimney breast
- ✓ Conservatory with two sets of French doors
- ✓ Bathroom with white three piece suite
- ✓ Gas central heating served by a combination boiler
- ✓ Low maintenance rear garden
- ✓ Situated in ever popular Carlton

Location Map



Please note that the pin on the map may not show the exact location of the property

Stamp Duty Rates

First time purchase

£0.00

Buying your next home

£0.00

Additional or buy to let property

£4,350.00

For more information visit
www.david-james.com/stampduty