



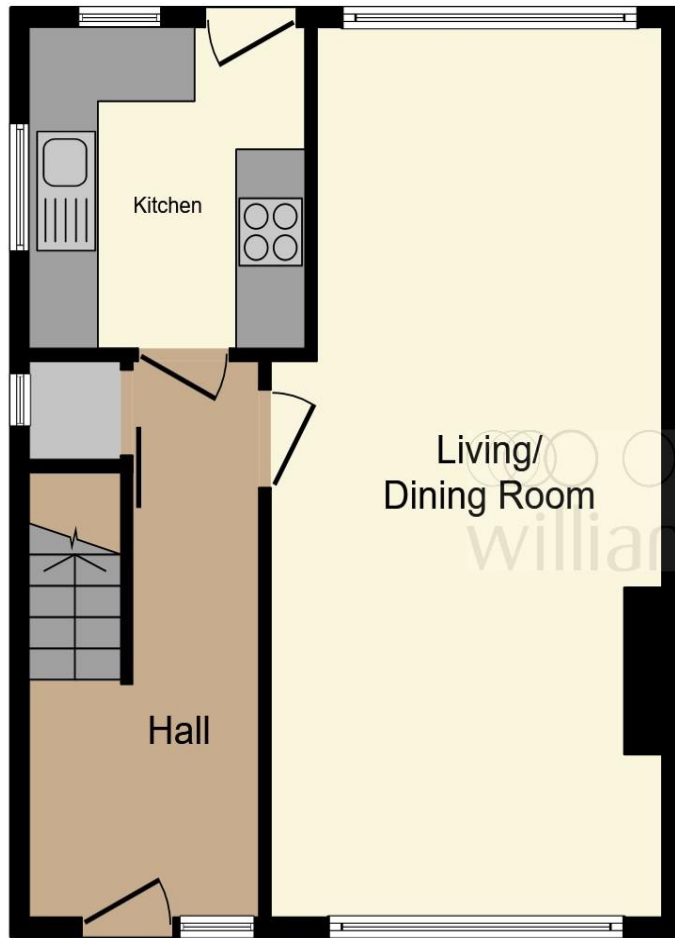
South View Road, Carlton Nottingham NG4 3QL

welcome to

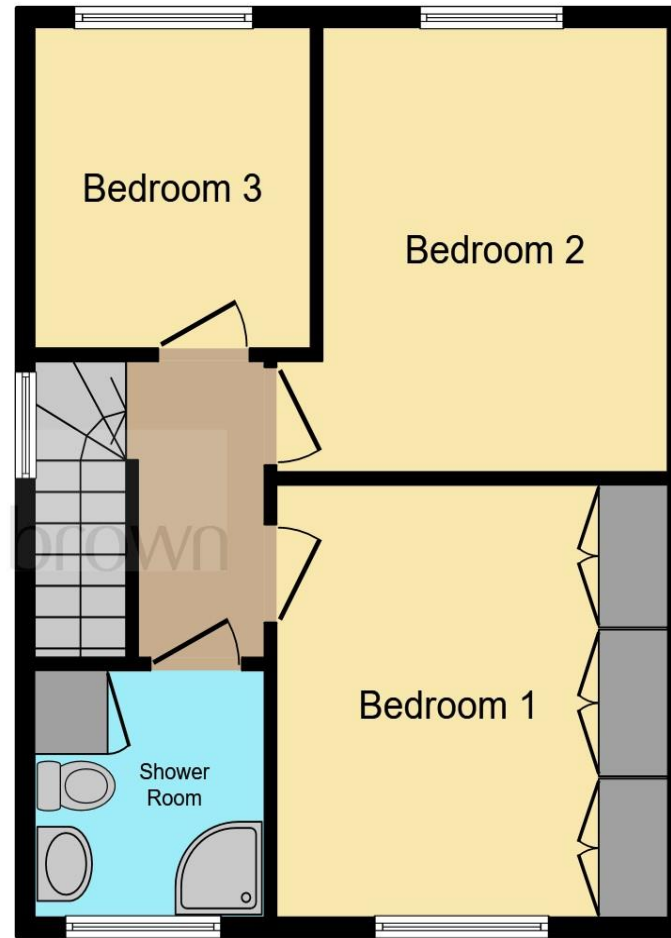
South View Road, Carlton Nottingham

THREE BEDROOM SEMI-DETACHED property on South View Road. IDEAL FAMILY HOME OR INVESTMENT PROPERTY. DRIVEWAY AND GARAGE FOR OFF-STREET PARKING. REAR GARDEN and FRONT YARD. Carlton rail station LESS THAN TWO MILES AWAY.





Ground Floor



First Floor

Living Room

20' MAX x 11' 7" MAX (6.10m MAX x 3.53m MAX)

Kitchen

8' 2" MAX x 7' 9" MAX (2.49m MAX x 2.36m MAX)

Bedroom One

10' 1" MAX x 12' 3" MAX (3.07m MAX x 3.73m MAX)

Bedroom Two

8' 3" MAX x 8' 3" MAX (2.51m MAX x 2.51m MAX)

Bedroom Three

10' 8" MAX x 12' 5" MAX (3.25m MAX x 3.78m MAX)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

South View Road, Carlton Nottingham

- Council Tax Band: B
- ***GUIDE PRICE £220,000 - £230,000***
- THREE BEDROOM SEMI-DETACHED
- DRIVEWAY & SEPARATE GARAGE
- REAR GARDEN AND FRONT YARD SPACE

Tenure: Freehold EPC Rating: D

£220,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NVS116262](https://www.williamhbrown.co.uk/Property/NVS116262)



Property Ref:
NVS116262 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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