

**Hooton Road, Carlton Nottingham NG4 1GR** 



## welcome to

# **Hooton Road, Carlton Nottingham**

TWO BEDROOM GROUND FLOOR FLAT located on Hooton Road with MODERN TWO PIECE BATHROOM & SEPARATE W/C. COMMUNAL GARDENS & PARKING. Carlton rail station LESS THAN TWO MILES AWAY.





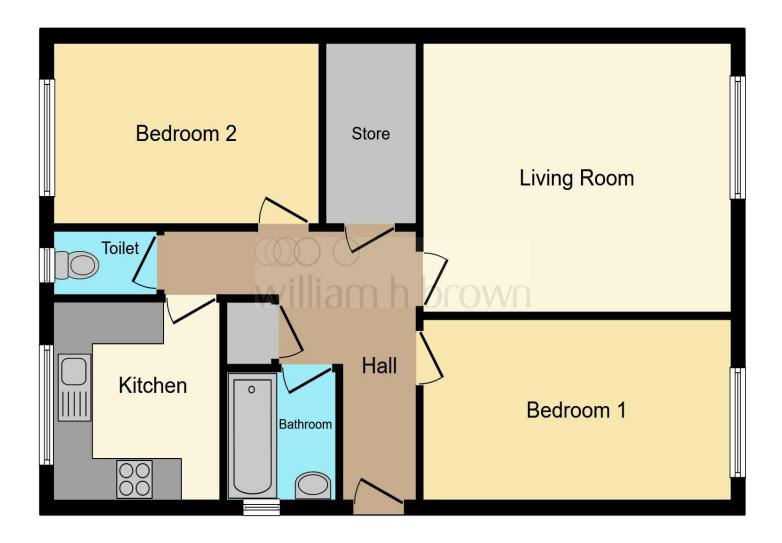












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## **Living Room**

15' 9" MAX x 12' 10" MAX ( 4.80m MAX x 3.91m MAX )

#### Kitchen

9' 8" MAX x 8' 6" MAX ( 2.95m MAX x 2.59m MAX )

#### **Bedroom One**

13' 9" MAX x 8' 7" MAX ( 4.19m MAX x 2.62m MAX )

#### **Bedroom Two**

16' 2" MAX x 8' 8" MAX ( 4.93m MAX x 2.64m MAX )

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# **Hooton Road, Carlton Nottingham**

- Council Tax Band: A
- TWO BEDROOMS
- GROUND FLOOR FLAT
- TWO PIECE BATHROOM & SEPARATE W/C
- WELL-MAINTAINED COMMUNAL GARDENS

### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £75,000







Arthur Cres B686

Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS118269



Property Ref: NVS118269 - 0004

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