

# Carlton

Cornhill Road  
Nottingham NG4 1GE

DavidJames  
the estate agent



## Property floor plan & measurements



### GROUND FLOOR

#### Lounge

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

#### Kitchen

3.34m x 3.47m  
(10'11" x 11'5")

#### Sitting Room

2.34m x 4.75m  
(7'8" x 15'7")

#### Conservatory

2.51m x 3.81m  
(8'3" x 12'6")

#### Bathroom

3.34m x 1.35m  
(10'11" x 4'5")

### FIRST FLOOR

#### Bedroom One

4.70m x 3.95m  
(15'5" x 13'0")

#### Bedroom Two

3.45m x 2.76m  
(11'4" x 9'1")

#### Bedroom Three

2.60m x 2.07m  
(8'6" x 6'9")

104.5 sq metres  
(1124.9 sq feet)

Total  
Area  
(Approx)

Gedling  
Borough Council

Band  
B

### 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)

### Guide Price

£200,000-  
£210,000

### Semi Detached House

3 bedrooms

### EPC Rating

E (49)

### Tenure

Freehold

### Carlton Branch

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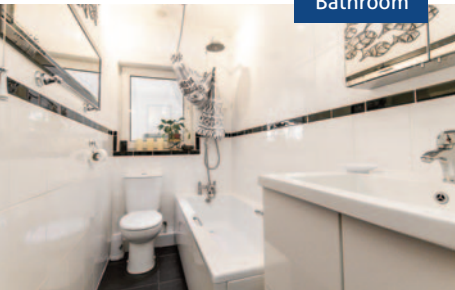
Kitchen



Sitting Room



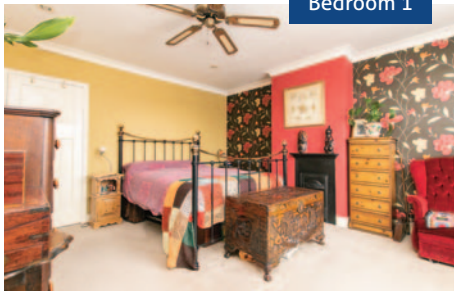
Conservatory



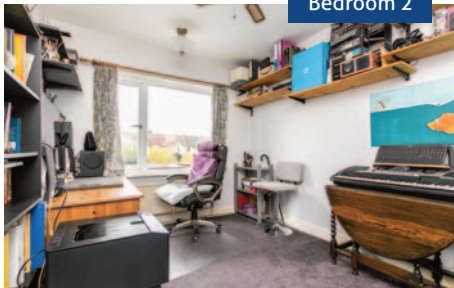
Bathroom



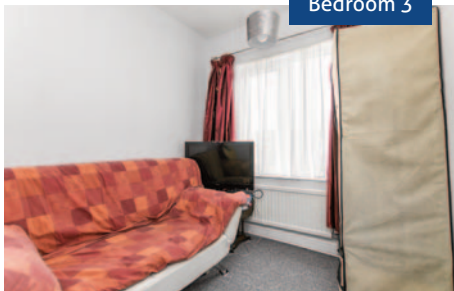
Lounge



Bedroom 1



Bedroom 2

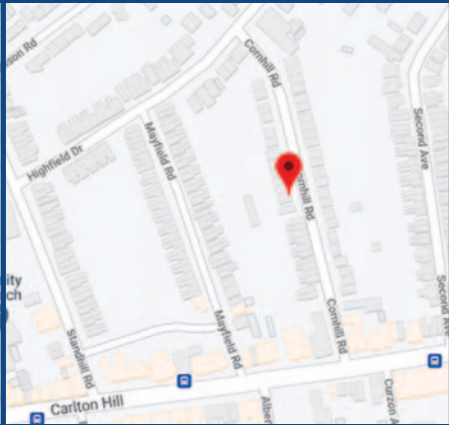


Bedroom 3



Garden

## Location Map



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

## Key Features

- ✓ Semi-detached family home
- ✓ Three bedrooms
- ✓ Spacious lounge with solid-fuel burner
- ✓ Superb modern kitchen with integrated appliances
- ✓ Versatile sitting room with adjoining conservatory
- ✓ Ground floor bathroom with underfloor heating
- ✓ Gas central heating and double glazing
- ✓ Established lawned rear garden with patio area
- ✓ Driveway providing off-street parking
- ✓ Walking distance to Carlton Hill's amenities

## Summary

A three bedroom semi-detached family home within easy walking distance of Carlton Hill's fantastic amenities!

There's a spacious lounge with solid-fuel burner, superb modern kitchen with adjoining versatile sitting room, conservatory and ground floor bathroom with underfloor heating whilst outside, there's a beautiful established garden with patio area and driveway providing off-street parking.

## Stamp Duty Rates

First time purchase
£0.00-£0.00
Buying your next home
£0.00-£0.00
Additional or buy to let property
£6,000.00-£6,300.00

For more information visit [www.david-james.com/stampduty](http://www.david-james.com/stampduty)