



302 Foxhill Road, Carlton, Nottingham, NG4 1QD

Asking Price £250,000

- Spacious Three Bedroom Semi Detached House
- Three Good Size Bedrooms
- Substantial Plot
- Extensive Rear Garden with Pond
- Lounge and Kitchen/Diner
- Modern First Floor Bathroom
- Driveway and Front Garden

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Spacious and Well Presented Three Bedroom Semi Detached House Located on Foxhill Road in Carlton. The well proportioned property comprises Lounge, Kitchen/Diner, Three Good Size Bedrooms and a modern Bathroom. Externally the property benefits from a driveway and garden to the front and an extensive lawned garden with pond to the rear.



Council Tax Band: B



Entrance Hall

Stairs to the first floor landing. Door to the Lounge.

Lounge

15'2 x 13'0

Bay window to the front elevation. Radiator. Door to the Kitchen/Diner.

Kitchen/Diner

A range of modern base units with oak work surfaces. Integral sink unit and dishwasher. Window to the rear elevation and French doors to the garden. Space for a fridge/freezer. Radiator.

First Floor Landing

Window to the side elevation. Doors to all Bedrooms and the Bathroom.

Master Bedroom

14'10 x 10'0

Bay window to the front elevation. Radiator. Built in wardrobes.

Bedroom Two

10'0 x 9'5

Bay window to the front elevation. Built in wardrobes. Radiator.

Bedroom Three

6'1 x 8'6

Window to the front elevation. Radiator.

Bathroom

Vanity unit with inset wash hand basin. Bath with shower over. Low level flush toilet. Window to the rear. Tiled flooring.

Exterior

Driveway and garden to the front. Large landscaped garden with a pond to the rear.



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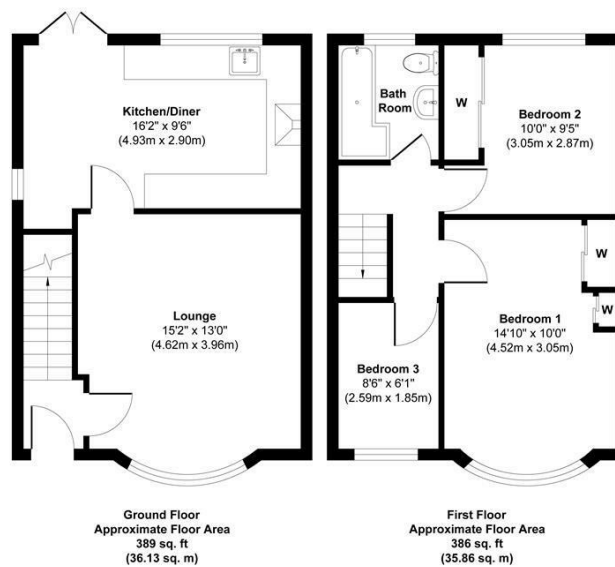
Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

D

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Approx. Gross Internal Floor Area 775 sq. ft / 71.99 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.