



## 8 Greenfield Grove, Carlton, Nottingham, NG4 1GG

**Price Guide £195,000**

- Three Bedroom End Terrace House
- Kitchen/Diner
- Three Good Size Bedrooms
- Integral Garage
- Driveway
- Well Presented Throughout
- Large Lounge
- Modern Bathroom
- Landscaped Gardens to the Front and Rear
- GUIDE PRICE £195,000 - £215,000

# 8 Greenfield Grove, Nottingham NG4 1GG

GUIDE PRICE £195,000 - £215,000 - Three Bedroom End Terrace House with Integral Garage. Large Kitchen/Diner. Three Good Size Bedrooms. Beautifully Presented Gardens to the Front and Rear Elevations. Driveway.



Council Tax Band:



#### Kitchen/Diner

10'3 x 15'1

Wood effect flooring. A range of base and wall units with integrated electric oven and extractor. Work surfaces with inset electric hob and sink unit.

Cupboard housing the gas combination boiler. Two windows to the front elevation. Radiator.

#### Lounge

13'7 x 15'1

Radiator. Door and window to the rear. Stairs to the first floor landing.

#### First Floor Landing

Doors to all Bedrooms and the Bathroom.

#### Bedroom

11'11 x 8'9

Window to the rear elevation. Radiator. Built in cupboard.

#### Bedroom

9'10 x 9'3

Window to the front. Built in wardrobe. Radiator.

#### Bedroom

5'9 x 9'1 max

Radiator. Built in cupboard.

#### Bathroom

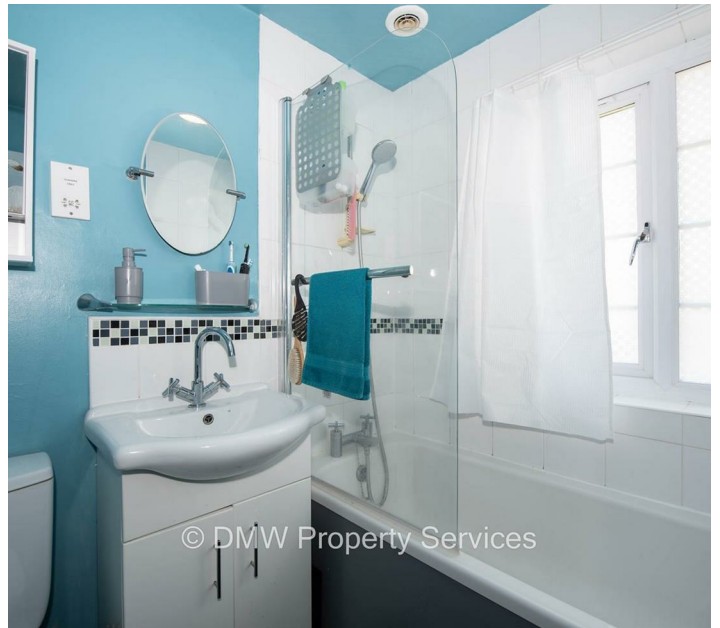
Low level flush toilet. Vanity unit with integrated sink unit. Panelled bath with mixer shower. Window to the front elevation. Chrome towel radiator.

#### Garage

7'8 x 16'5

#### Exterior

Landscaped Gardens to the front and rear elevations. Driveway. Access to the rear garage.



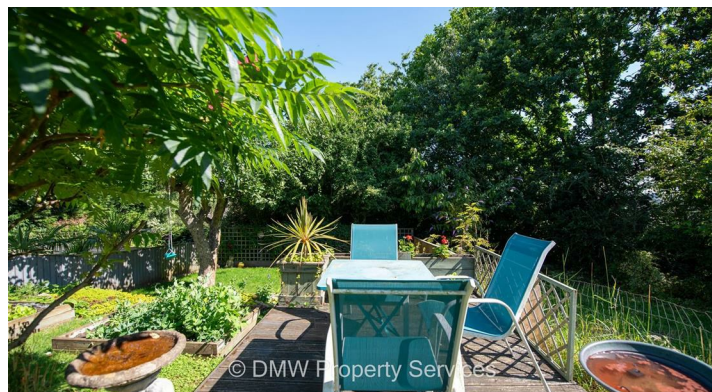
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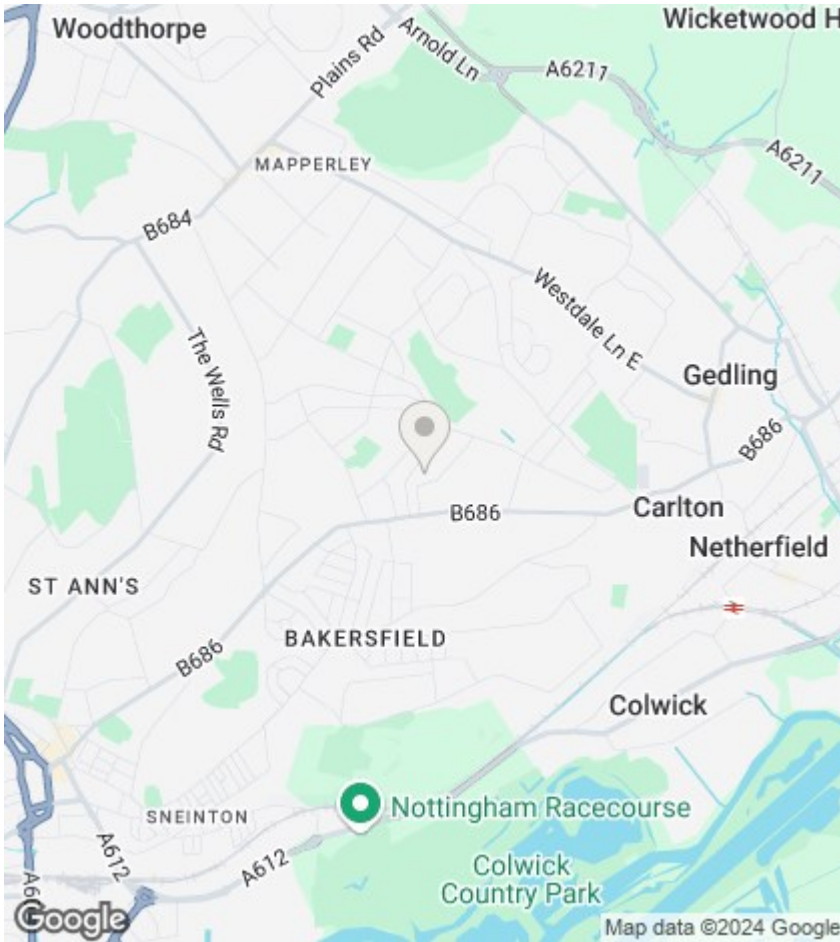


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## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

