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## 50 Carnarvon Grove, Carlton, Nottingham, NG4 1RN

**Price Guide £180,000**

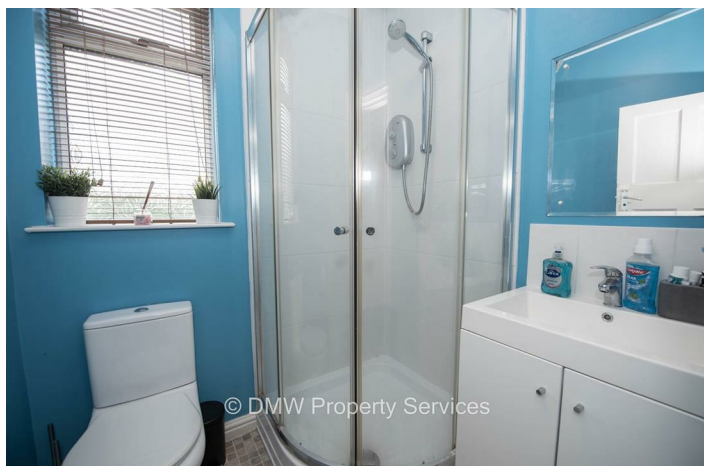
- Three Bedroom Semi Detached House
- Ensuite to the Master Bedroom
- Very Large Front Driveway
- GUIDE PRICE £180,000 - £200,000
- Lounge, Kitchen and Shower Room
- Gas Combination Boiler
- Spacious Rear Garden

# 50 Carnarvon Grove, Nottingham NG4 1RN

GUIDE PRICE £180,000 - £200,000 - Three Bedroom Semi Detached House. Accommodation comprises; Lounge, Kitchen, Downstairs Shower Room, Ensuite Toilet to Master Bedroom. Conservatory. Large Driveway to the Front and Gardens to the Rear.



Council Tax Band: A



#### Entrance Hall

Laminate wood flooring. Stairs to the first floor landing. Door to Kitchen, Shower Room and Lounge.

#### Lounge

16'5 x 10'8

Laminate wood effect flooring. Windows to the front and rear. Radiator.

#### Kitchen

8'4 x 10'3

A range of base and wall units with inset electric oven and extractor. Work tops with sink unit and gas hob. Window to the rear elevation. Door to the rear porch.

#### Rear Porch

Under stairs storage. Door to the Conservatory.

#### Conservatory

13'4 x 4'6

Door to the rear garden.

#### First Floor Landing

Doors to all Bedrooms.

#### Master Bedroom

16'2 x 8'2

Windows to the front and rear elevations. Door to the ensuite.

#### Ensuite

Low level flush toilet. Sink unit. Window to the side elevation. Radiator.

#### Bedroom

10'10 x 10'2 and further 2'3 x 3'1

Window to the front. Radiator. Cupboard housing the gas boiler.

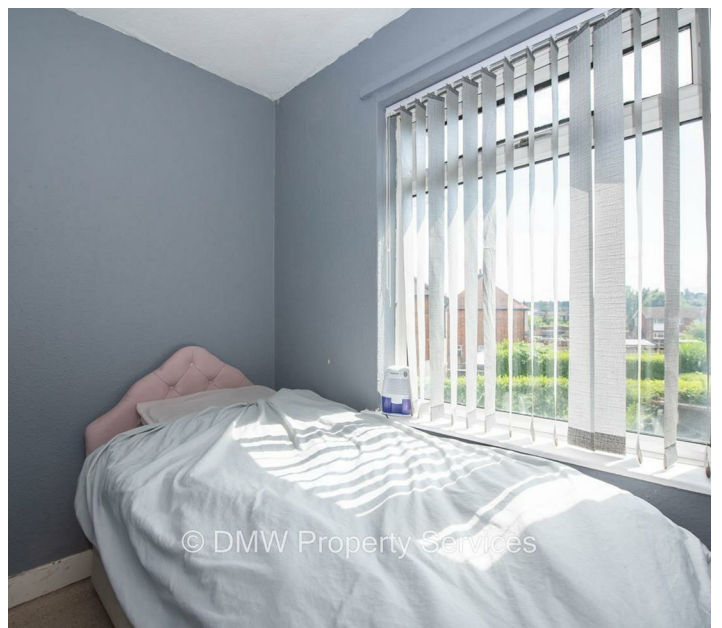
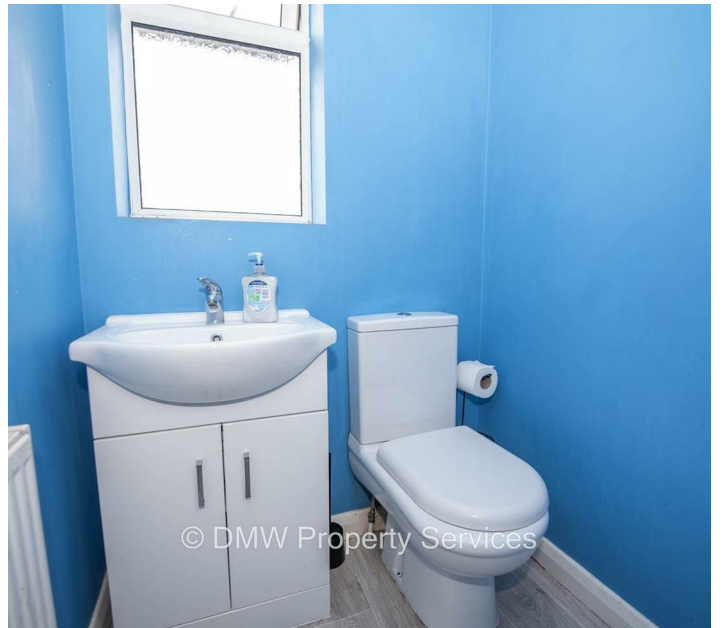
#### Bedroom

6'1 x 7'7

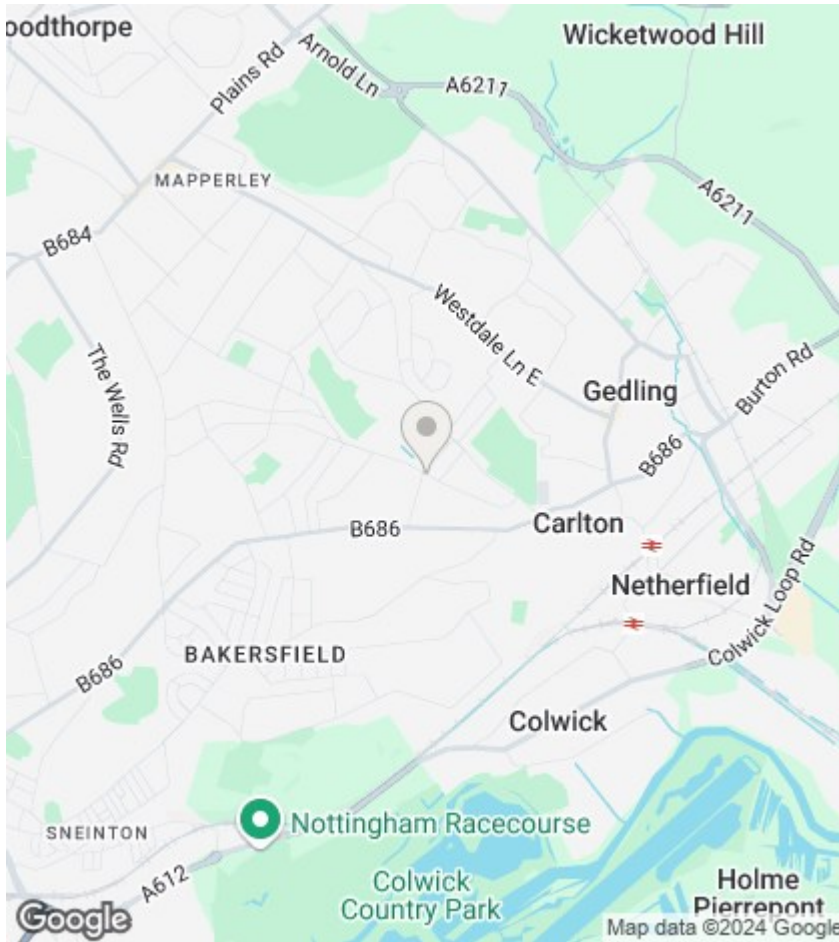
Radiator. Window to the rear.

#### Exterior

Spacious garden to the rear. Large driveway to the front and side.





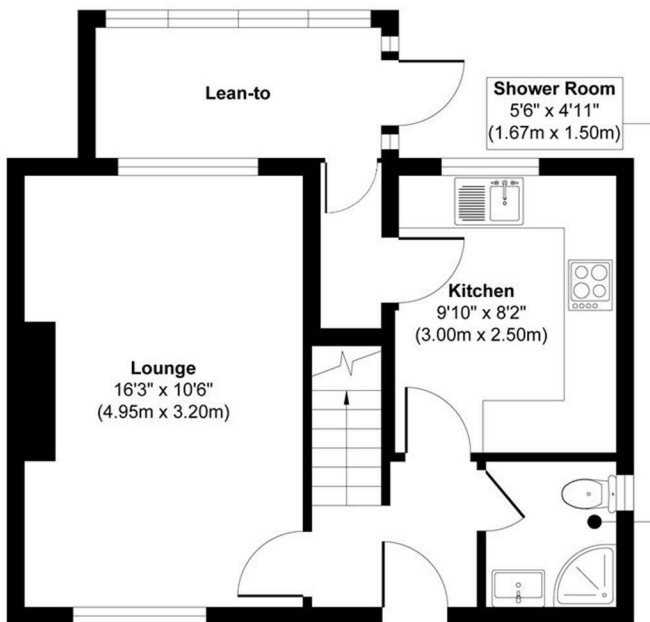


## Viewings

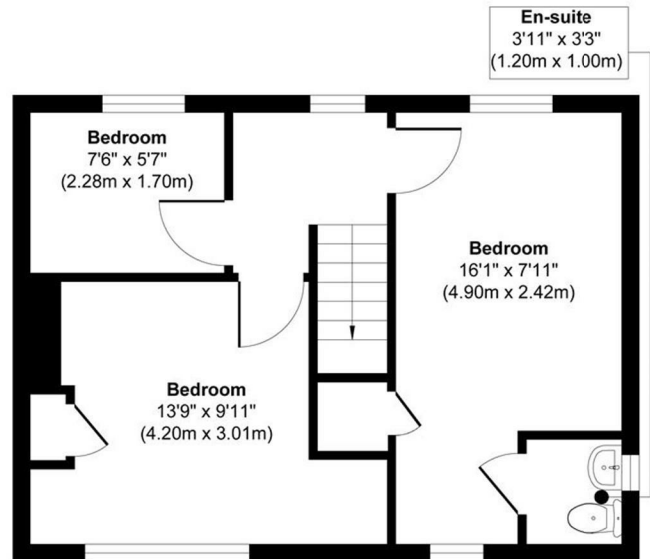
Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Ground Floor**  
Approximate Floor Area  
341 sq. ft  
(31.77 sq. m)



**First Floor**  
Approximate Floor Area  
362 sq. ft  
(33.66 sq. m)

**Approx. Gross Internal Floor Area 703 sq. ft / 65.43 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.