



112 South View Road, Carlton, NG4 3QW

Offers In The Region Of £280,000

- Spacious Three Bedroom Detached House
- Kitchen and Conservatory
- First Floor Bathroom
- Driveway
- Open Plan Lounge/Diner
- Three Good Size Bedrooms
- Front and Rear Gardens
- No Upward Chain

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Good Size Three Bedroom Detached Family House. Accommodation comprises; Open Plan Lounge/Diner, Kitchen, Three Bedrooms and a modern Shower Room. Conservatory. Well Maintained but in need of cosmetic improvements. Driveway. Front and Rear Gardens. No Upward Chain.



3



1



2



D

Council Tax Band: C



Entrance Hall

Doors to the Lounge/Diner and Kitchen Stairs to the first floor. Understairs cupboard.

Lounge/Diner

23'4 x 11'5

Window to the front elevation. Doors into the Conservatory. Radiator.

Kitchen

11'6 x 8'0

Windows to the side and rear elevations. Door to the side. A range of base and wall units with integrated oven and extractor. Plumbing for a washing machine and dishwasher. Work surfaces with inset sink and electric oven.

Conservatory

9'10 x 9'10

Door to the exterior.

First Floor Landing

Doors to all Bedrooms and the Shower room. Window to the side elevation.

Master Bedroom

11'10 x 11'2

Window to the front elevation. Built in wardrobes. Radiator.

Bedroom Two

11'6 x 11'2

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

Bedroom Three

8'0 x 8'0

Window to the front elevation. Radiator.

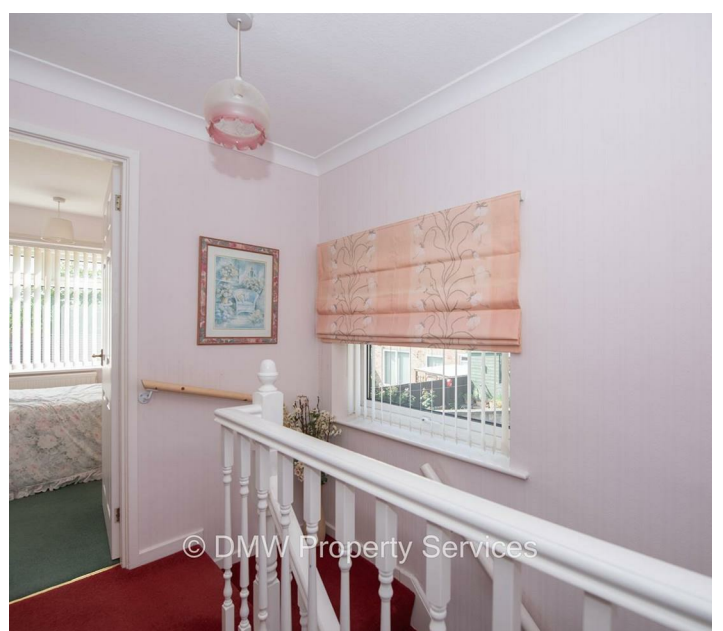
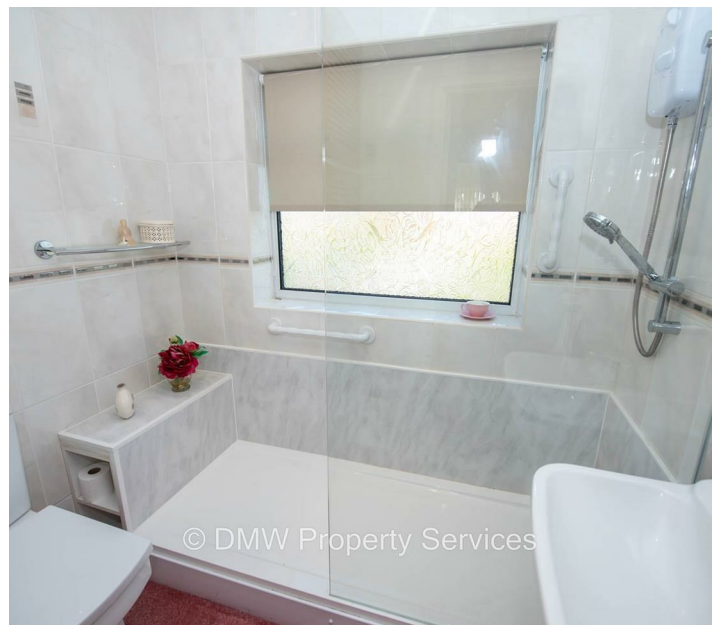
Shower Room

6'5 x 6'4

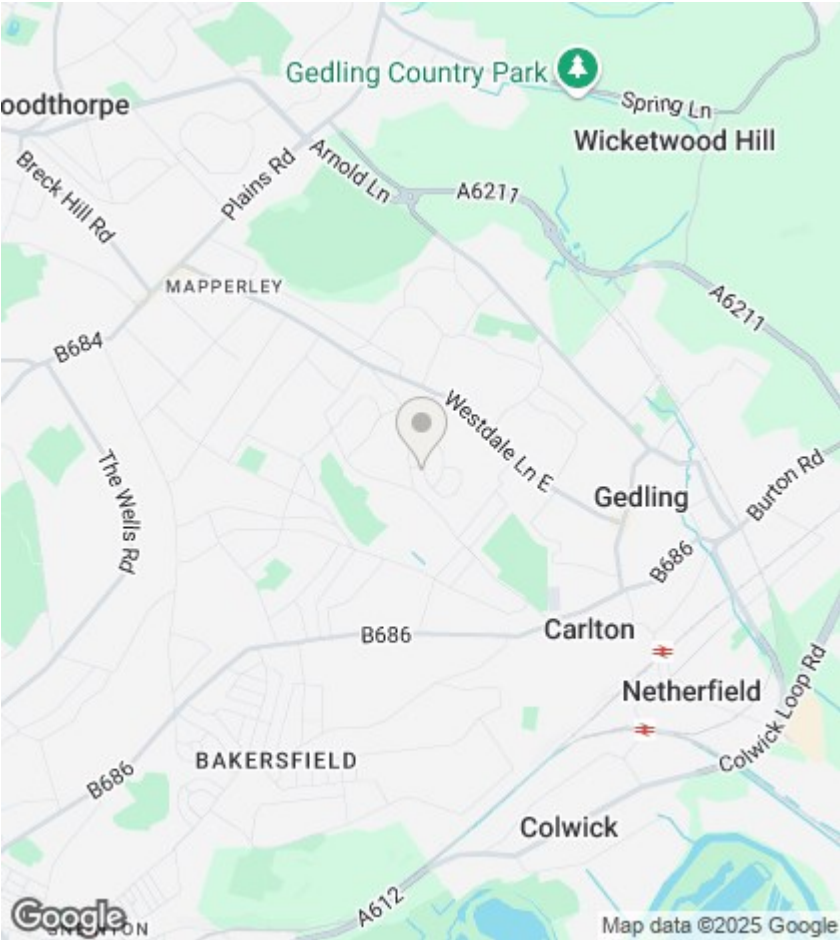
Spacious glazed shower area with electric shower over. Sink and Low level flush toilet. Window to the rear.

Exterior

Well presented gardens to the front and rear elevations. Gated driveway to the front and side.







Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Gross Internal Area
870 Sq.ft. (80.84 sq.m.)

