



93 Prospect Road, Carlton, Nottingham, NG4 1LU

Price Guide £200,000

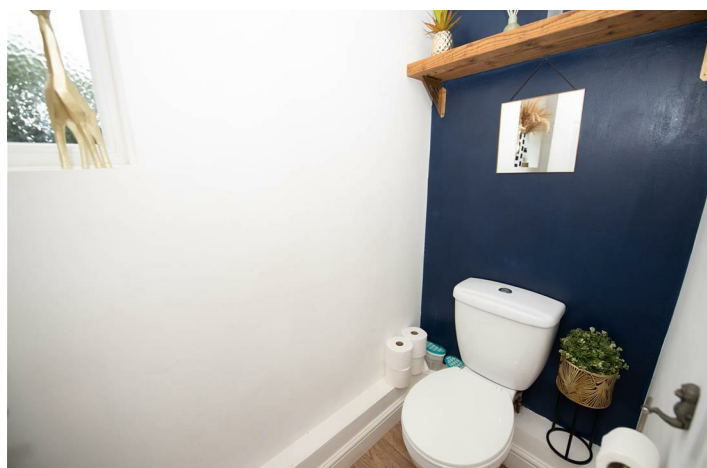
- Well Presented Two Bedroom Semi
- Downstairs W.C
- First Floor Bathroom
- Large Rear Garden with Decked Area
- Lounge and Kitchen/Diner
- Two Double Bedrooms
- Driveway and Front Garden
- GUIDE PRICE - £200,000 - £220,000

# 93 Prospect Road, Nottingham NG4 1LU

GUIDE PRICE - £200,000 - £220,000 - Well Presented Two Bedroom Semi Detached House. Lounge and Spacious Open Plan Kitchen/Diner. Downstairs W.C. Two Double Bedrooms. Large Bathroom with Shower and Bath. Driveway and Garden to the Front. Extensive Garden with Decked Area.



Council Tax Band: B



#### Entrance Hall

Door to the Lounge. Stairs to the first floor.

#### Lounge

14'5 x 10'1

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

#### Kitchen/Diner

59'0""3'3" x 26'2""19'8"

A range of base and wall units with integrated oven.

Space for a washing machine. Door and window to the rear. Door to the W.C. Under stairs cupboard.

#### W.C

Low level flush toilet. Window to the side.

#### Master Bedroom

13'0 x 11'6

Window to the front. Walk in wardrobe.

#### Bedroom Two

11'0 x 9'2

Window to the rear.

#### Bathroom

8'0 x 6'8

Panelled bath. Sink unit. Low level flush toilet.

Shower cubicle.

#### Exterior

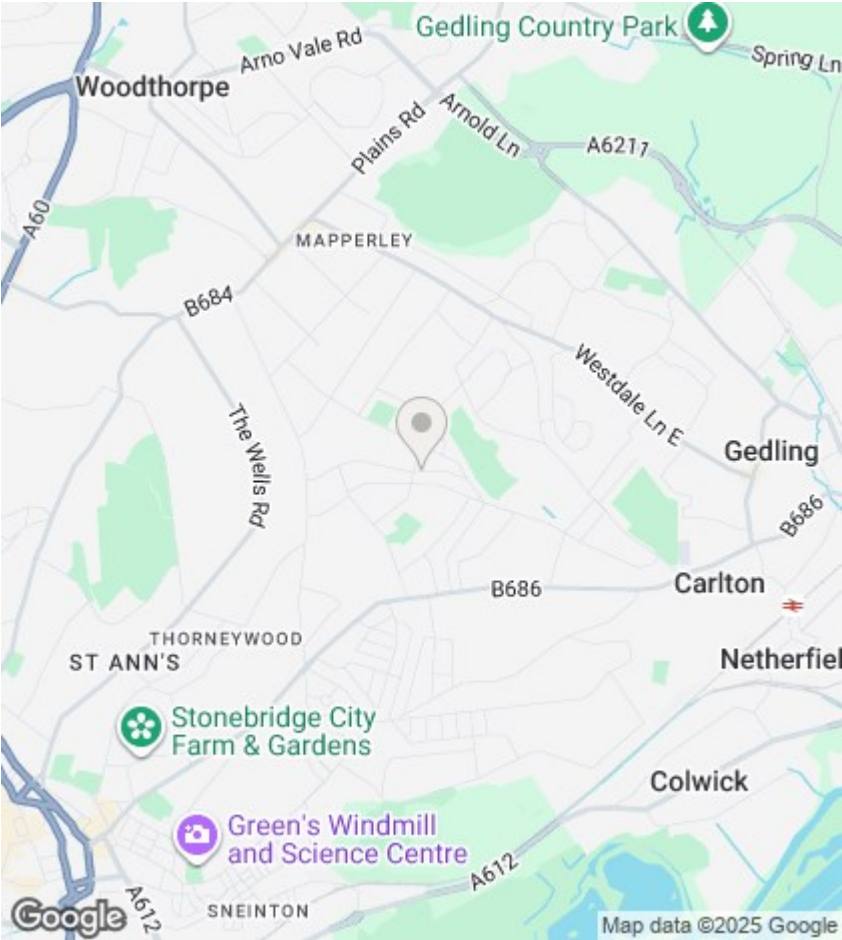












Viewings

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) A		
(81-91) B		
(69-80) C		
(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  
757 Sq.ft. (70.37 sq.m.)

