



**DavidJames**  
the estate agent

**Elwes Lodge, Carlton, Nottingham, NG4 1DX**

**Guide Price £115,000**



# About This Property

Offered to the market with no upward chain, this first-floor maisonette is ready for its next owner and presents an ideal opportunity for first-time buyers, investors or those looking to downsize! Situated within easy reach of Carlton and Bakersfield's local amenities, the property also benefits from frequent bus services nearby, ensuring a straightforward commute to Nottingham City Centre.

Upon entering the property, you are welcomed into a hallway which leads to a bright and spacious lounge. A large window at the rear allows plenty of natural light and offers excellent far-reaching views. The kitchen, located off the lounge, is well-equipped with a generous range of units and integrated appliances, including an electric oven, hob and extractor. There is also space available for a washing machine and fridge/freezer.

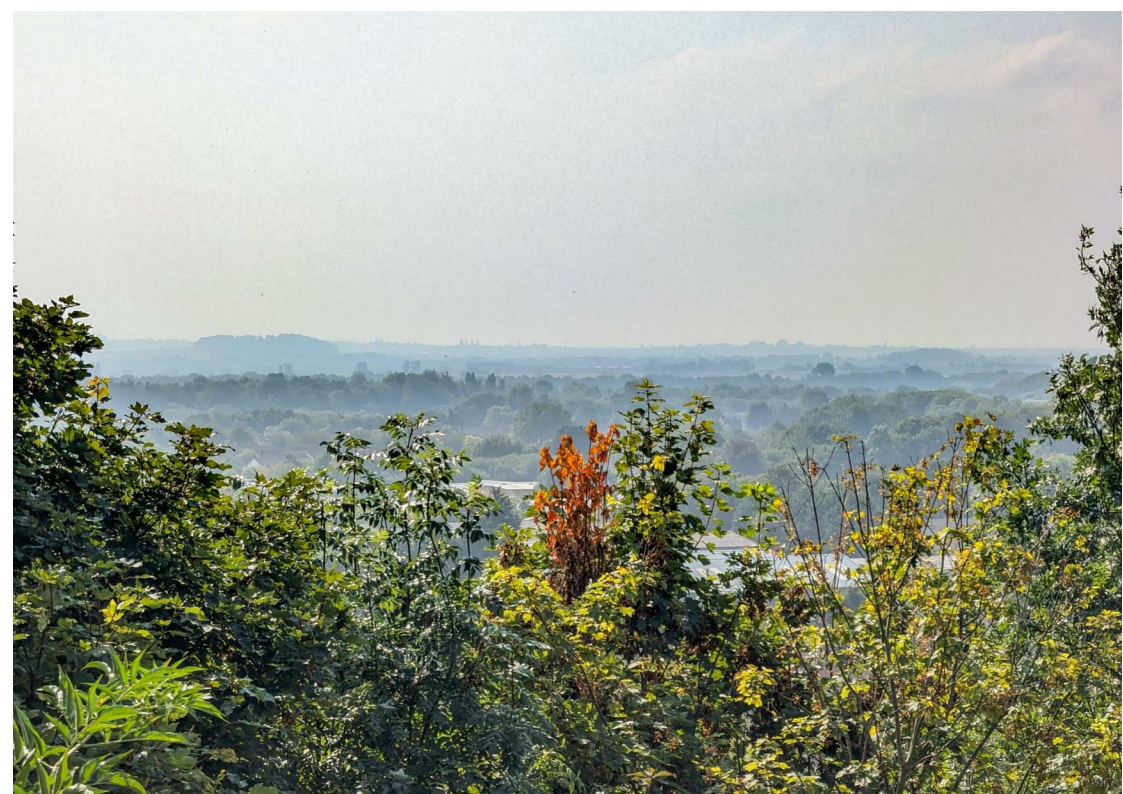
The maisonette features two well-proportioned bedrooms, both offering ample space for furniture. These are complemented by a bathroom, fitted with a three-piece suite, including a bath with an electric shower over.

Externally, the property is accessed via an external staircase to the front and enjoys access to a shared garden area at the rear.

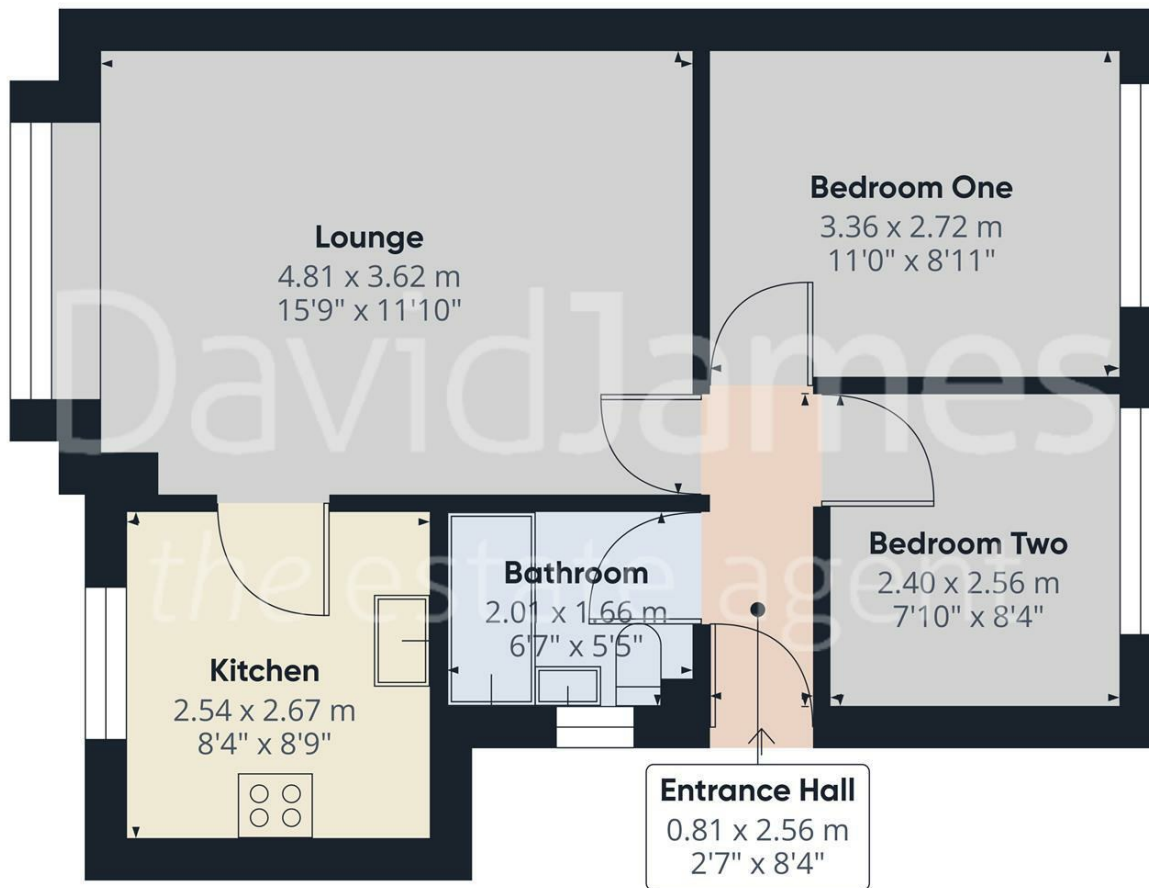


- First floor maisonette
- Offered to the market with no upward chain
- Ideal for those downsizing, a first-time buyer or an investor
- A short commute from Nottingham City Centre
- Bright and spacious lounge with excellent views
- Fitted kitchen with integrated cooking appliances
- Two good-sized bedrooms
- Bathroom with a three-piece suite and electric shower
- Access to shared garden space to the rear
- Viewing highly recommended









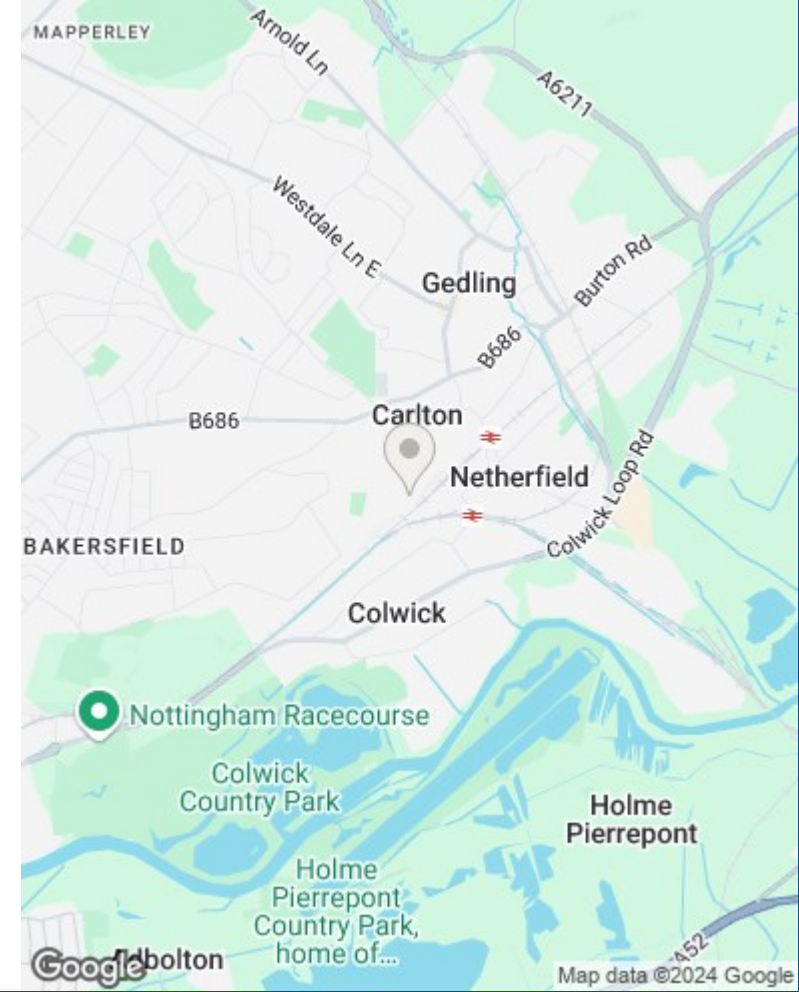
Approximate total area\*  
46.29 m<sup>2</sup>  
498.26 ft<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Council Tax Band: A**  
**Gedling Borough Council**  
**Leasehold**

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