



**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.

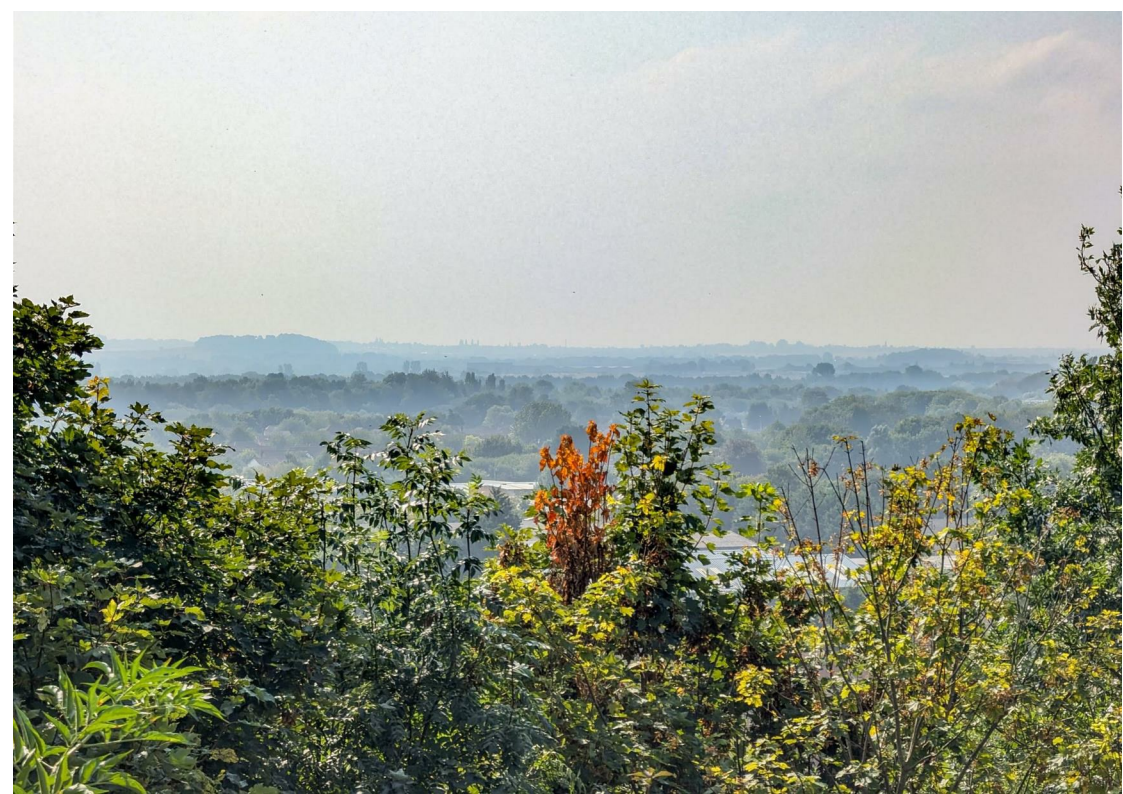
Upon entering the property, you are welcomed into a hallway which leads to a bright and spacious lounge. A large window at the rear allows plenty of natural light and offers excellent far-reaching views. The kitchen, located off the lounge, is well-equipped with a generous range of units and integrated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

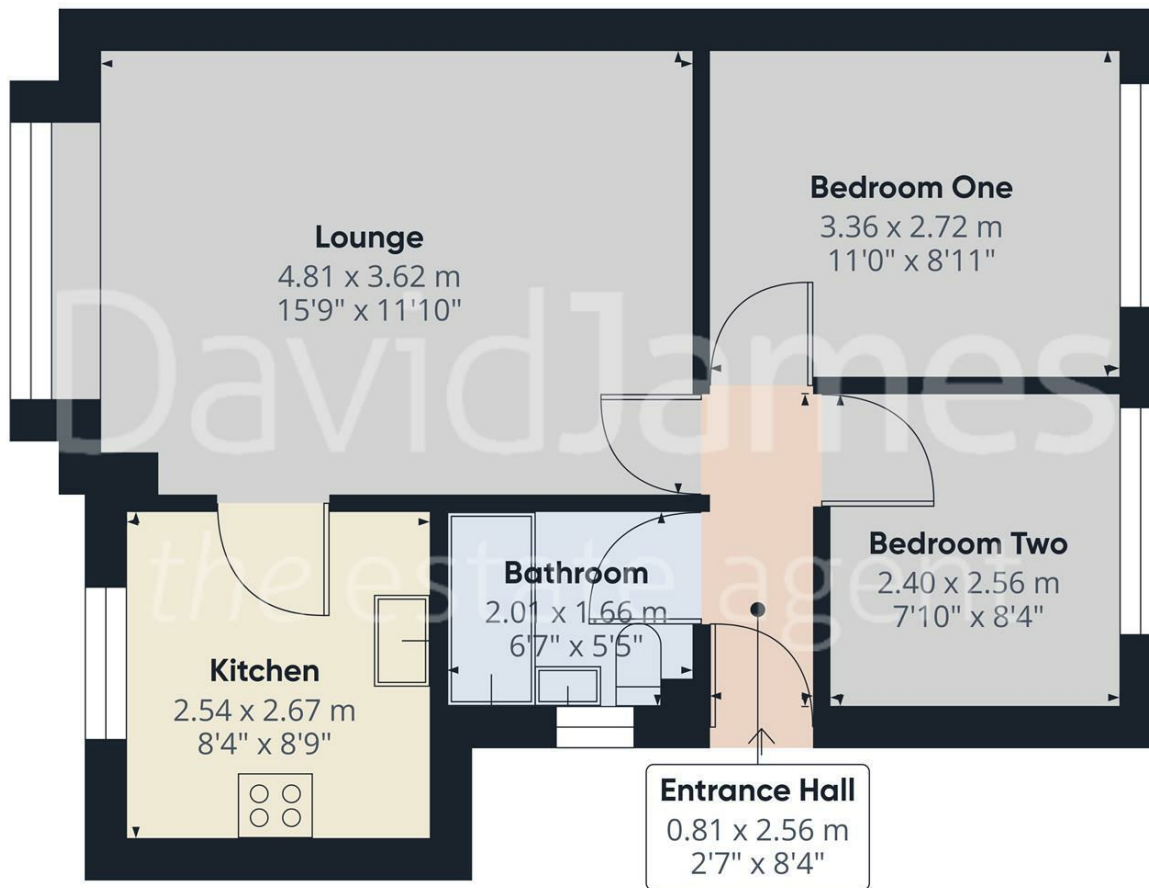
The maisonette features two well-proportioned bedrooms, both offering ample space for furniture. These are complemented by a bathroom, fitted with a three-piece suite, including a bath with an electric shower over.

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





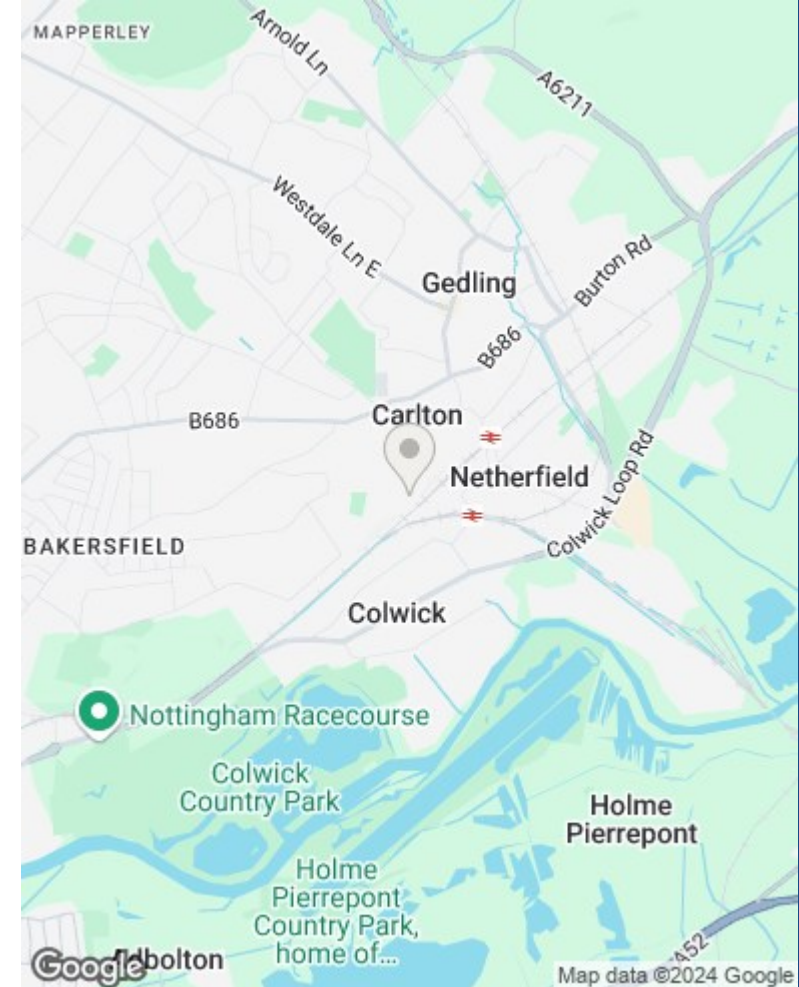
Approximate total area\*  
46.29 m<sup>2</sup>  
498.26 ft<sup>2</sup>

(\*) 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.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

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

**DavidJames**  
the estate agent

David James Estate Agents  
45b Plains Road, Nottingham, NG3 5JU  
t: 0115 962 4213 e: mapperley@david-james.com

