



149a Standhill Road, Carlton – NG4 1JT

Offers Over **£250,000**

DavidJames
the estate agent



149a Standhill Road

Carlton, Nottingham

Modern three-storey townhouse close to shops, schools & city links offering bright lounge/dining alongside modern kitchen, bathroom & en-suite with charming southerly garden & double width driveway!

Council Tax band: B

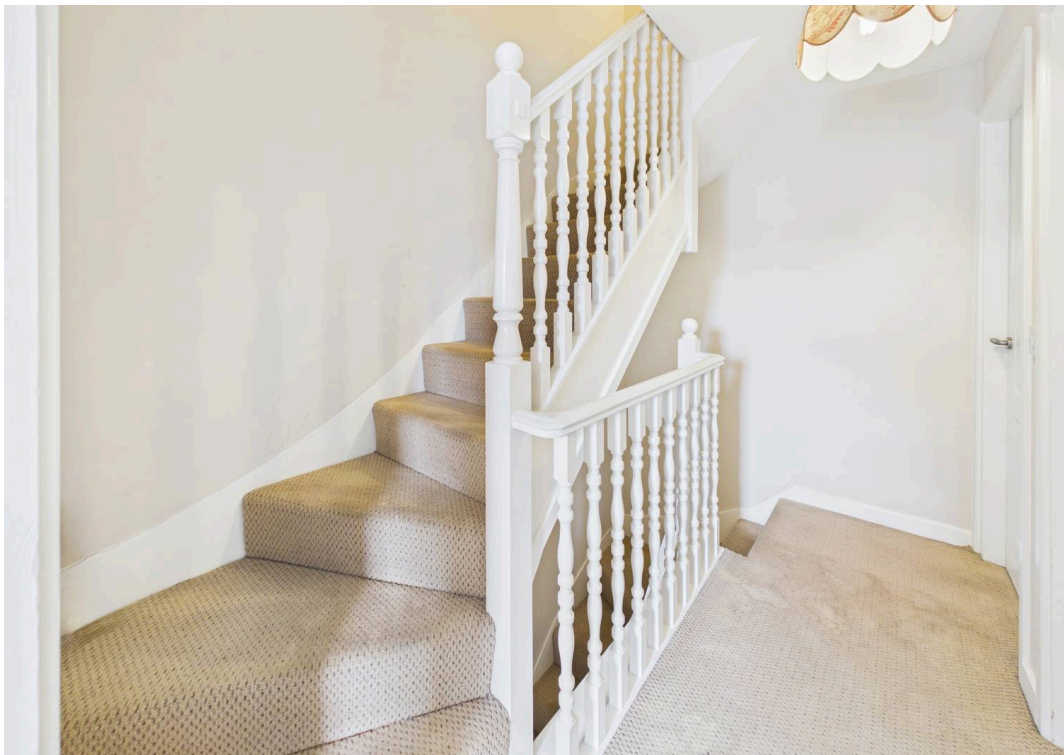
Tenure: Freehold

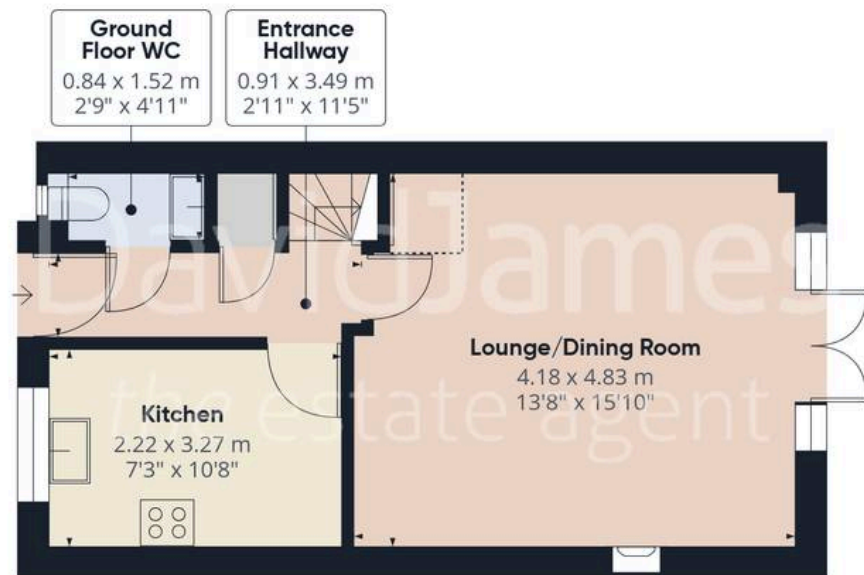
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

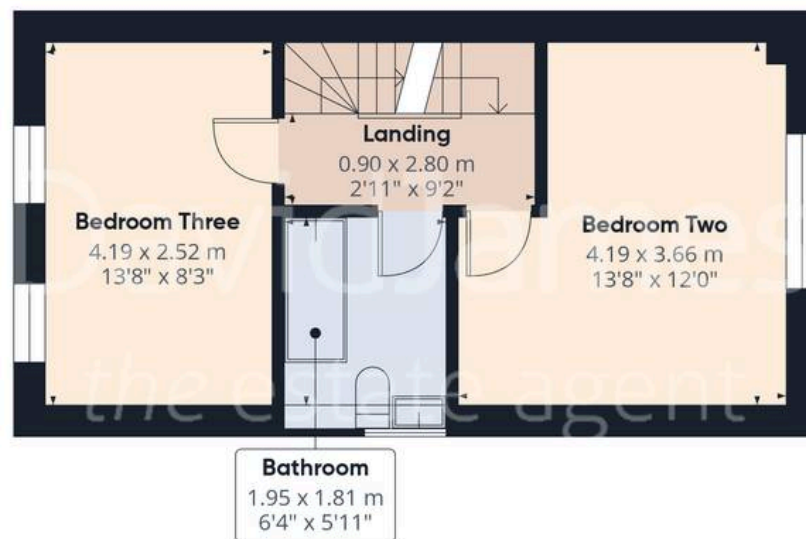
- Modern three-storey townhouse in a convenient Carlton location
- Available with no chain and an ideal purchase for a first-time buyer, family or investor
- Within walking distance of local shops, schools, amenities and city links
- Inviting hallway with a ground floor WC
- Delightful and spacious lounge/dining room with feature fireplace
- Well-appointed white shaker-style kitchen with wood-effect worktops
- Three well-appointed double bedrooms arranged over two floors
- Principal suite with walk-in wardrobe area and en-suite shower room
- Modern white three-piece bathroom with shower over the bath
- Southerly rear garden with patio, lawn and double-width driveway







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

89.8 m²
966 ft²

Reduced headroom

7.1 m²
76 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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