



94b Fraser Road, Carlton – NG4 1NQ

Guide Price **£230,000**

DavidJames
the estate agent



94b Fraser Road

Carlton, Nottingham

Well-presented 2 double bed semi-detached dormer bungalow close to Carlton's amenities! Offering predominantly single-storey living & boasting a lounge/diner, modern kitchen & bathroom plus parking!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented semi-detached dormer bungalow
- Flexible accommodation ideal for those seeking predominantly single-storey living
- Conveniently positioned for easy access to Carlton's nearby amenities and transport links
- Spacious lounge/dining room with a feature wood-burning stove
- Versatile conservatory overlooking the garden
- Modern fitted kitchen with integrated appliances
- Two double bedrooms (first floor main bedroom with a private WC)
- Contemporary ground floor shower room with a three-piece suite and rainfall shower
- Large multi-vehicle block-paved driveway with an Ohme smart electric vehicle charger
- Generous rear garden with an initial patio area leading to an extensive lawn









Floor 0



Floor 1



Approximate total area⁽¹⁾

76.3 m²

821 ft²

Reduced headroom

3.4 m²

37 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.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.