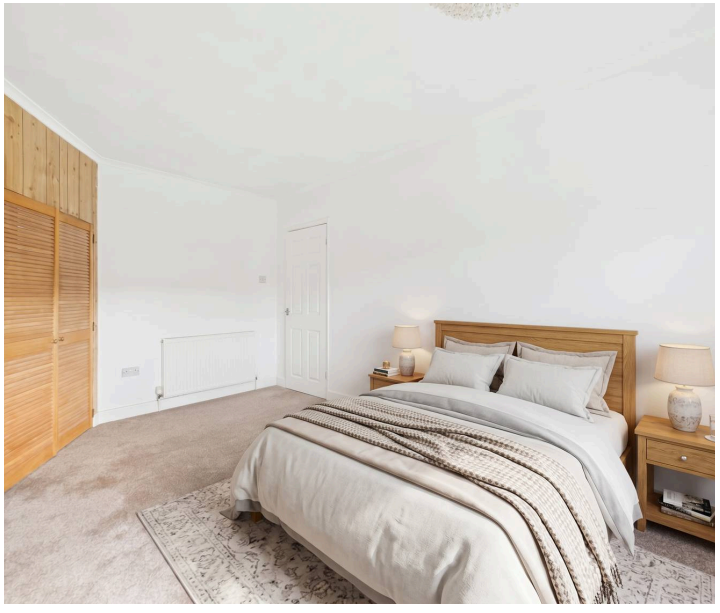


49 Coningswath Road, Carlton - NG4 3SF

Guide Price £220,000

DavidJames
the estate agent







49 Coningswath Road

Carlton, Nottingham

NO CHAIN! Well-presented 3 bed semi-detached within easy reach of Carlton's amenities! Offering a lounge, dining kitchen, bathroom and a south-facing garden plus a gated driveway providing parking!
Council Tax band: A

Tenure: Freehold

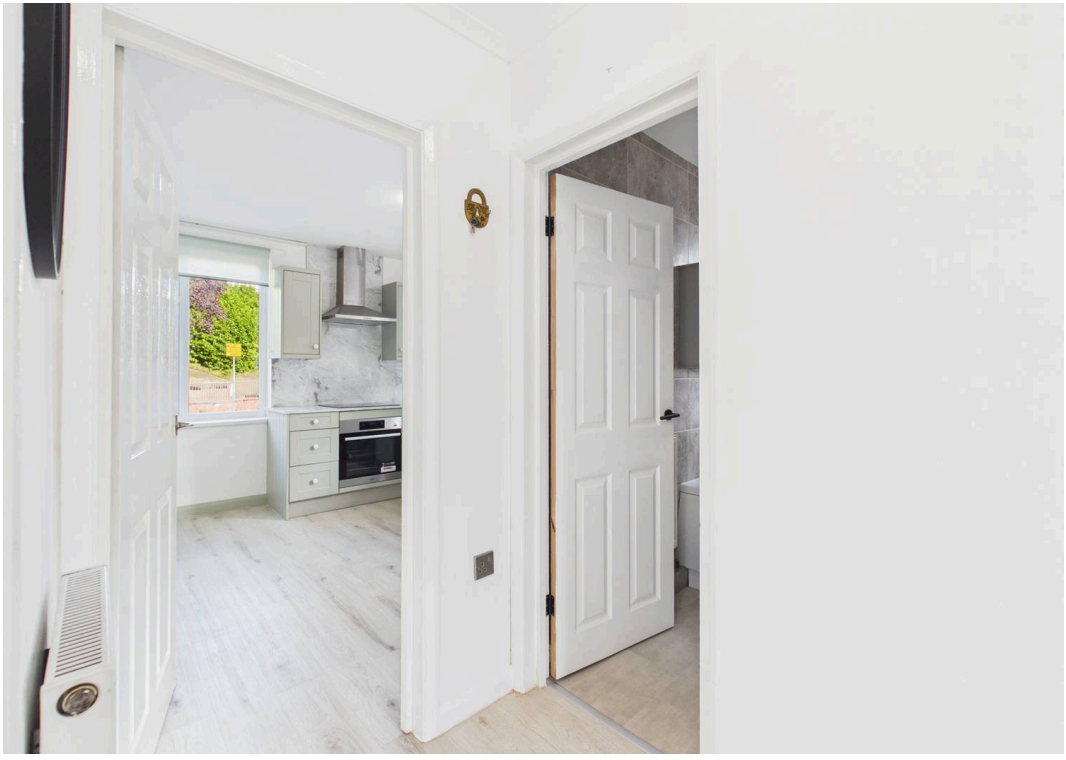
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Delightful and well presented semi-detached family home with driveway
- Offered to the market with no upward chain
- Ideally located close to Carlton's local amenities, shops, transport links and schools
- Perfect for families, professionals and first-time buyers
- Spacious lounge with a feature electric fire
- Recently fitted kitchen with integrated appliances and marble effect worktops
- Tiled bathroom with a three-piece modern white suite
- Three bedrooms (main with walk-in wardrobe and in-built storage)
- South-facing lawned rear garden with patio seating space
- Close to ample amenities including transport links to the surrounding areas

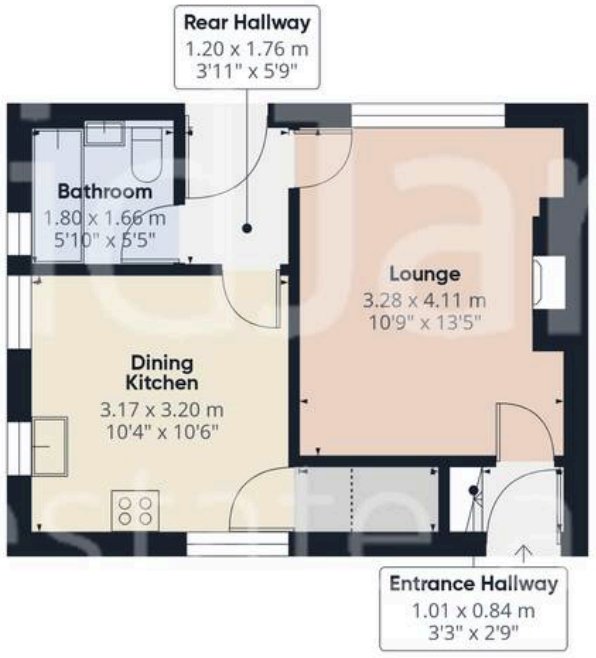




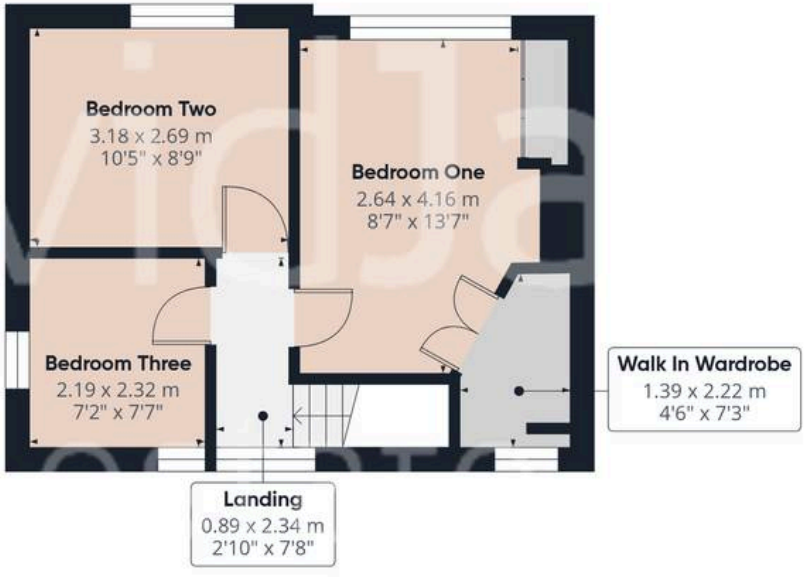








Floor 0





Floor 1

DavidJames
the estate agent

Approximate total area(1)

62.3 m²

671 ft²

Reduced headroom

0.8 m²

9 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.