



## 9 Beck Street, Carlton – NG4 1RU

Guide Price £180,000 – £190,000

DavidJames  
the estate agent



## 9 Beck Street

Carlton, Nottingham

GUIDE PRICE £180,000-£190,000 Superb semi-detached with a separate gardener's cottage - a great first-time buy opportunity! 2 reception rooms, modern kitchen, 2 double beds and 4-piece bathroom!

Council Tax band: A

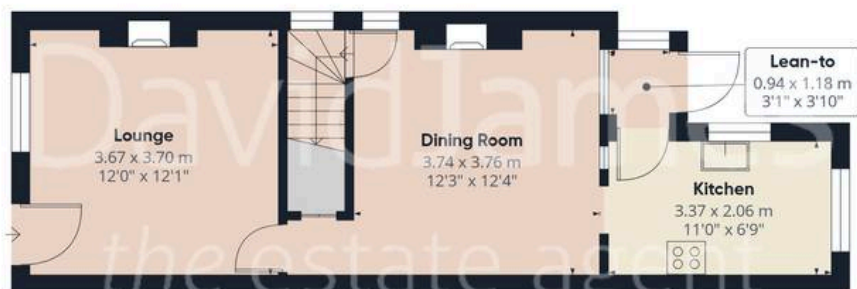
Tenure: Freehold

- Semi-detached house
- Well-presented throughout
- Positioned within easy reach of Carlton's nearby amenities and frequent transport links
- Gardener's cottage/storage outbuilding with an adjoining WC and huge potential
- Bright and spacious lounge with a feature fireplace
- Separate versatile dining room with a solid-fuel burner
- Fitted shaker-style modern kitchen with space for freestanding appliances
- Two first floor double bedrooms
- Four-piece first floor bathroom including a separate shower enclosure
- Superb low-maintenance rear garden with established planting





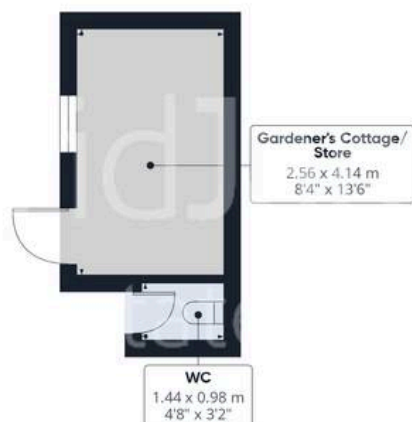




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

85.6 m<sup>2</sup>

922 ft<sup>2</sup>

(1) 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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