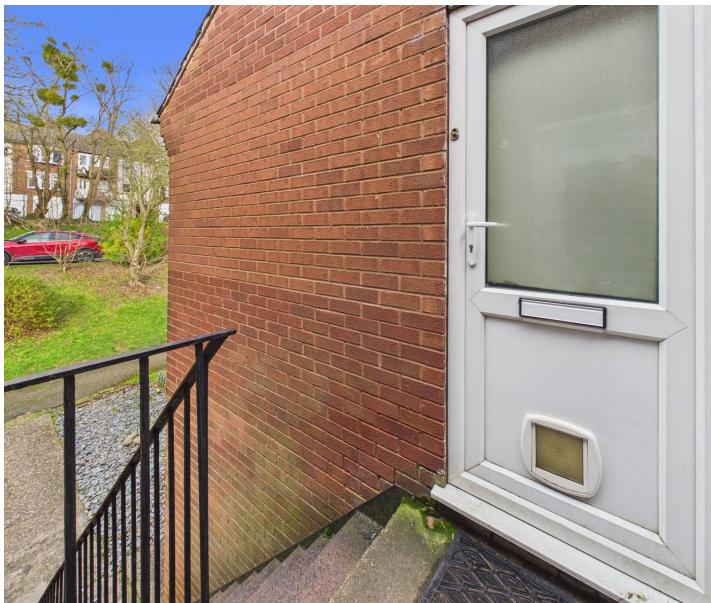




## 8 Elwes Lodge, Carlton – NG4 1DX

Prices From £115,000

DavidJames  
the estate agent



## 8 Elwes Lodge

Nottingham

Well-presented first floor maisonette with excellent views! Ideal for first-time buyers, investors or those seeking single-level living and boasting 2 beds, kitchen, refitted bathroom and a lounge/diner.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

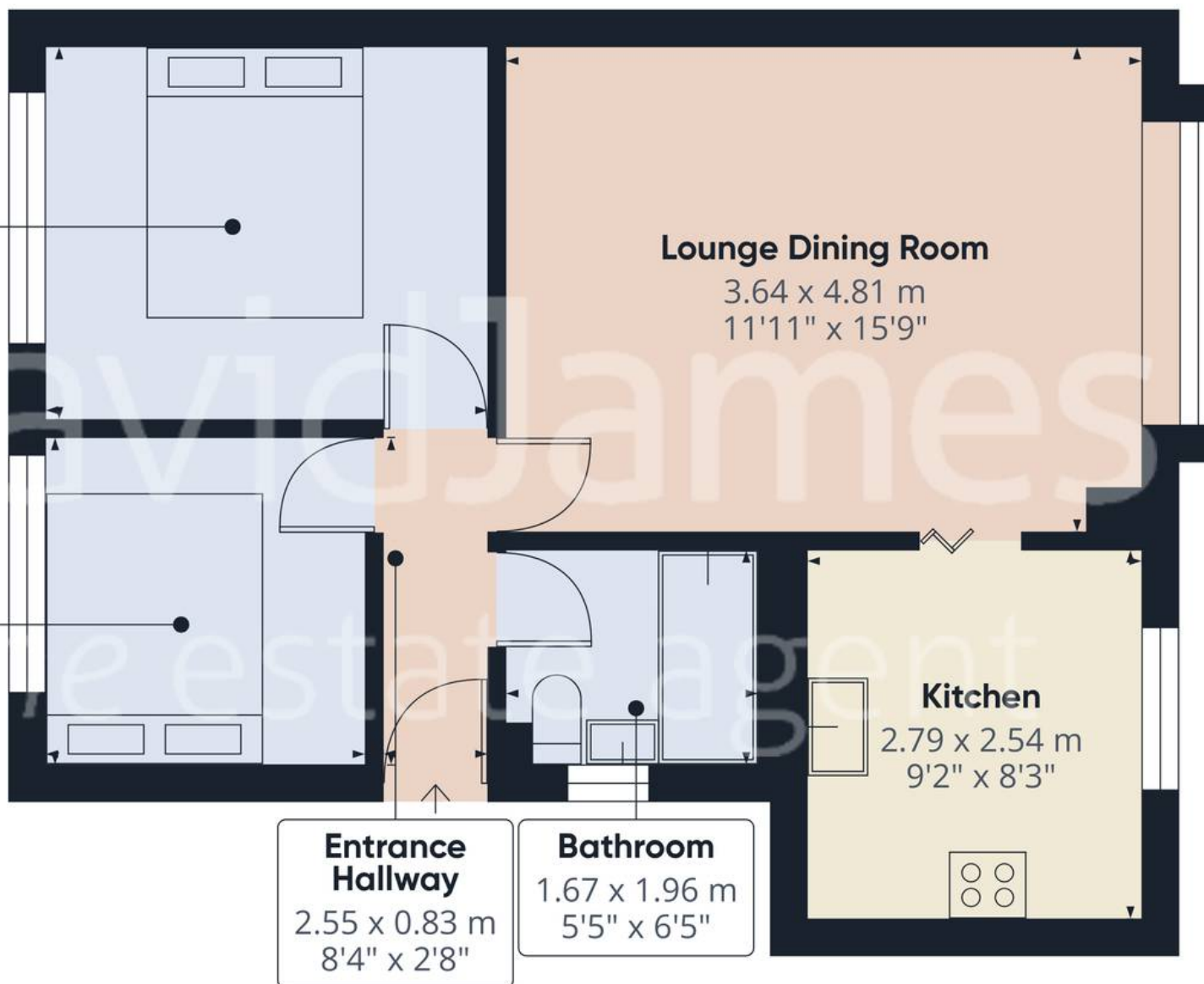
- Well-presented first floor maisonette
- Ideal for first-time buyers, professionals, investors or those seeking low-maintenance single-level living
- Within easy reach of nearby local amenities and bus services
- Spacious lounge dining room with a bay window offering excellent rear views
- Modern kitchen with high-gloss units and integrated appliances
- Two good-sized bedrooms
- Refitted contemporary bathroom with a three-piece white suite and twin-head rainfall shower
- Shared rear garden providing outdoor space
- Popular residential location
- Viewing highly recommended





**Bedroom One**  
2.79 x 3.38 m  
9'1" x 11'1"

**Bedroom Two**  
2.55 x 2.44 m  
8'4" x 7'11"



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

46.6 m<sup>2</sup>

501 ft<sup>2</sup>

(1) Excluding balconies and terraces

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](mailto:carlton@david-james.com) • [www.david-james.com](http://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.