



4 Carlton Mews, Carlton – NG4 1HD

Guide Price £170,000

DavidJames
the estate agent



4 Carlton Mews

Carlton, Nottingham

NO CHAIN! 3 bed end townhouse with lots of potential – ideally positioned within easy reach of Carlton's nearby amenities, bus links & schools. Generous reception space, SE-facing garden & garage!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

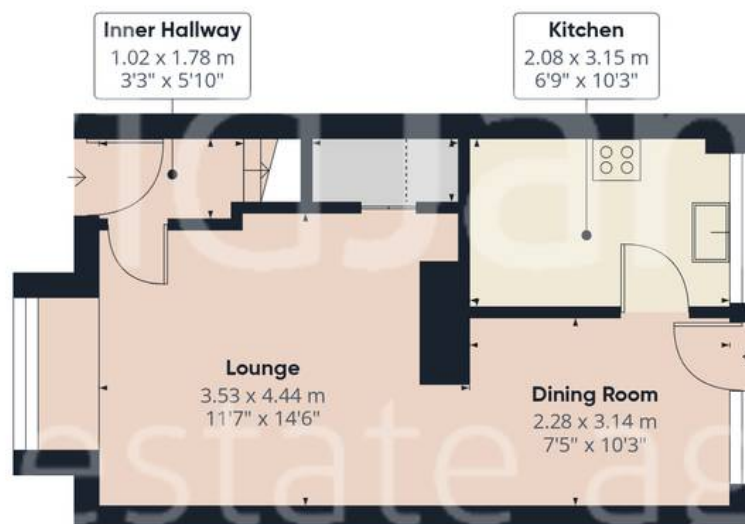
EPC Environmental Impact Rating:

- End townhouse with lots of potential
- Offered to the market with no upward chain
- Well-suited to investors or first-time buyers looking to personalise
- Cul-de-sac location within easy reach of Carlton's amenities, transport links and local services
- Bright and good-sized lounge with an adjoining dining room
- Fitted kitchen with a range of units and space for freestanding appliances
- Three bedrooms (including two doubles with in-built storage)
- First floor bathroom with a three-piece suite
- Generous and southerly-facing garden with a paved seating area, lawn and established planting
- Shared access to a garage (within block) to the rear of the garden

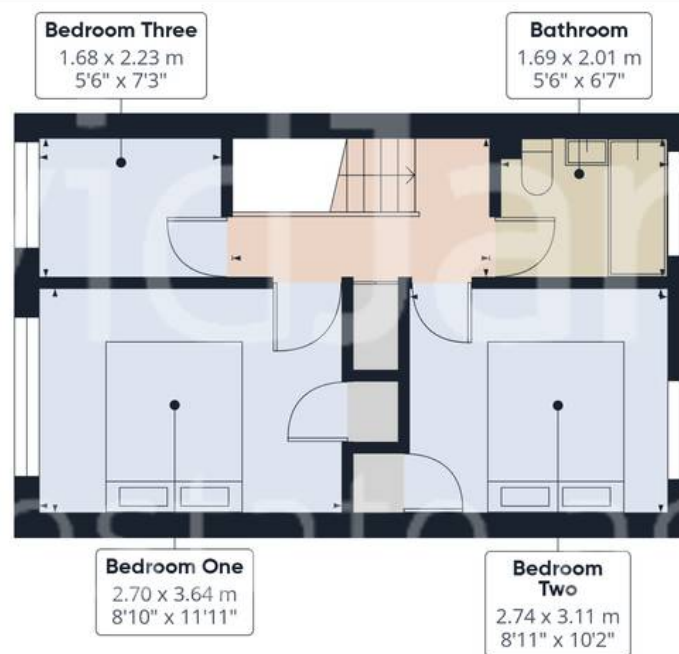








Floor 0



Floor 1



Approximate total area⁽¹⁾

64.9 m²

699 ft²

Reduced headroom

0.9 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



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