



37 Mount Pleasant, Carlton – NG4 1EZ

Guide Price **£190,000**

DavidJames
the estate agent



37 Mount Pleasant

Carlton, Nottingham

GUIDE PRICE £190,000 - £200,000 NO CHAIN!
Beautifully-presented 2 bed semi-detached close to Carlton's amenities and ideal for first-time buyers! Lounge, modern breakfast kitchen and shower room plus a low-maintenance rear garden!

Council Tax band: A

Tenure: Freehold

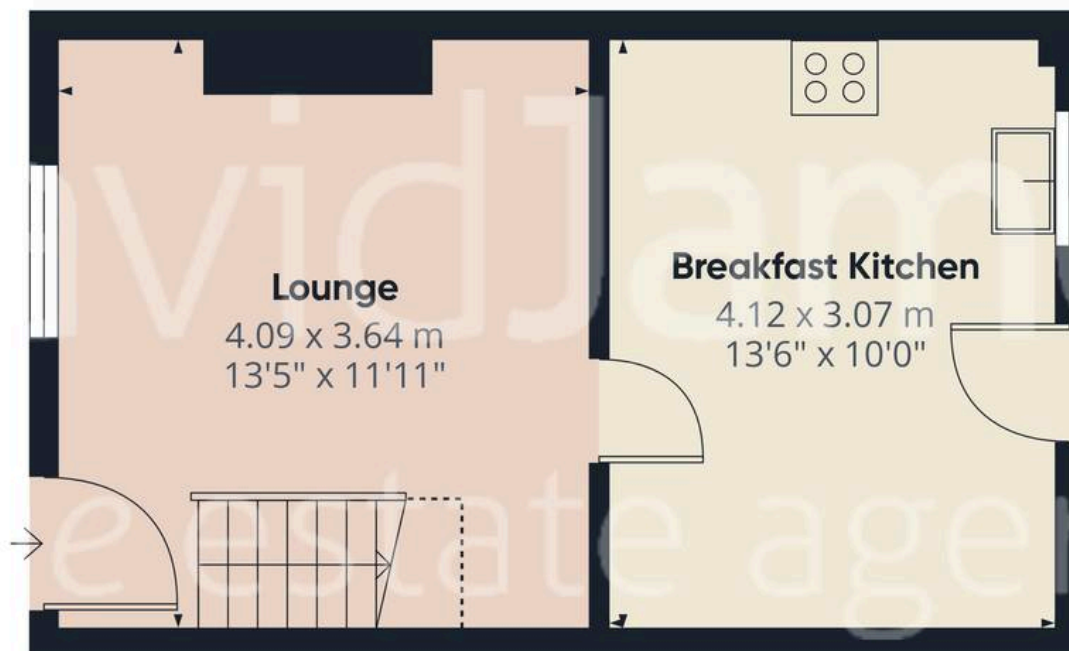
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully presented semi-detached home
- Offered to the market with no upward chain
- Ideal for first-time buyers looking to step on the property ladder
- Ideally positioned for easy access to Carlton's local amenities and transport links
- Bright and pleasantly decorated lounge
- Superb modern breakfast kitchen with a feature breakfast bar and integrated cooking appliances
- Two well-proportioned first floor bedrooms (main bedroom with in-built wardrobe area)
- Contemporary three-piece shower room with twin showerheads
- Gas central heating with Hive smart thermostat control
- Low-maintenance and enclosed rear garden with patio seating space







Floor 0



Floor 1

Approximate total area⁽¹⁾

51.8 m²

557 ft²

Reduced headroom

1.2 m²

13 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.

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