



423 Carlton Hill, Carlton - NG4 1HW

Guide Price **£200,000**

DavidJames
the estate agent



423 Carlton Hill

Carlton, Nottingham

GUIDE PRICE £200,000 - £220,000 CHAIN FREE!

Traditional semi-det home near Carlton's shops and bus links into the City Centre. bay-fronted lounge, separate dining room & southerly-facing rear garden!

Council Tax band: B

Tenure: Freehold

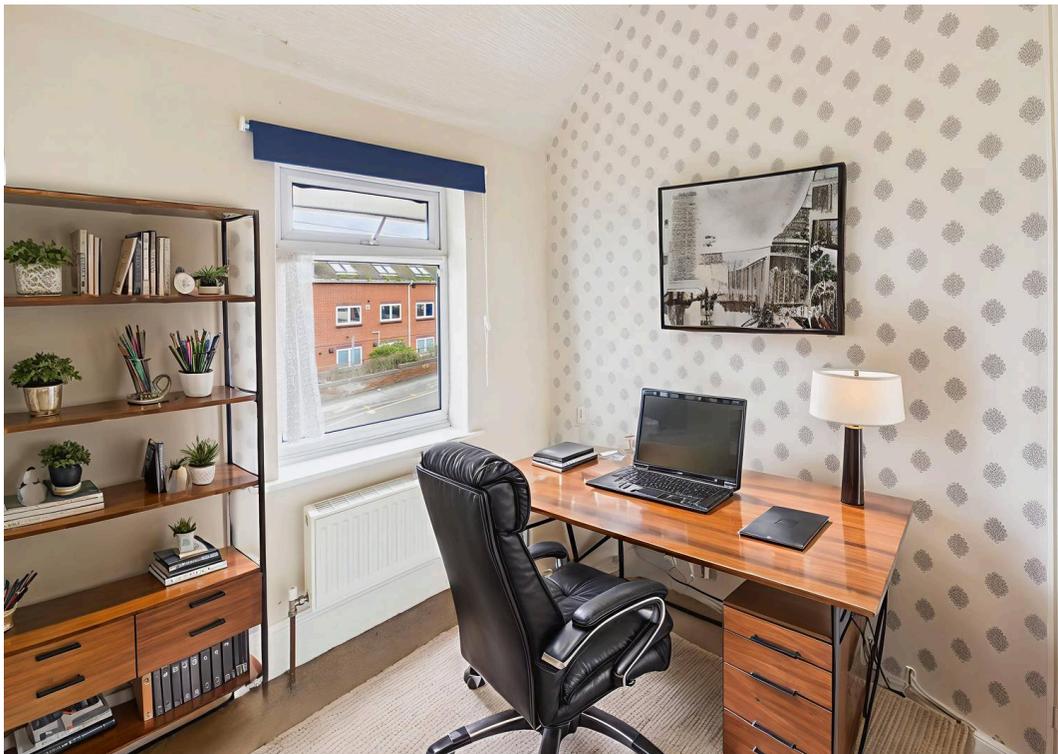
EPC Energy Efficiency Rating: D

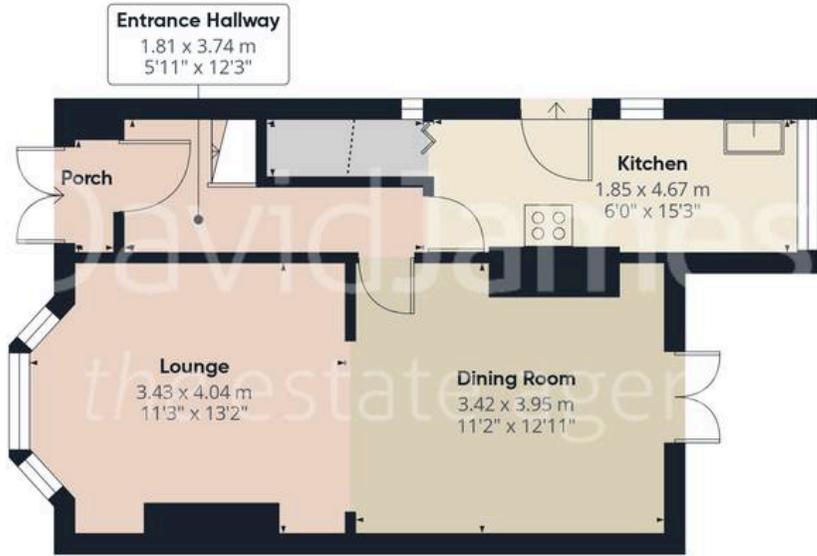
EPC Environmental Impact Rating:

- Traditional semi-detached home offered to the market chain free
- Exciting opportunity for first time buyers or investors
- Close to Carlton's shops, amenities and bus links into Nottingham City Centre
- Practical porch leading to a welcoming entrance hallway
- Charming lounge featuring a beautiful bay window with fire and hearth
- Separate spacious dining room with feature French doors overlooking the rear garden
- Fitted kitchen with wood-effect units and space for freestanding appliances
- Three bedrooms (including two good-sized double bedrooms)
- Generously sized bathroom fitted with a white three-piece suite
- Lovely southerly-facing rear garden with patio, lawn and useful outdoor store

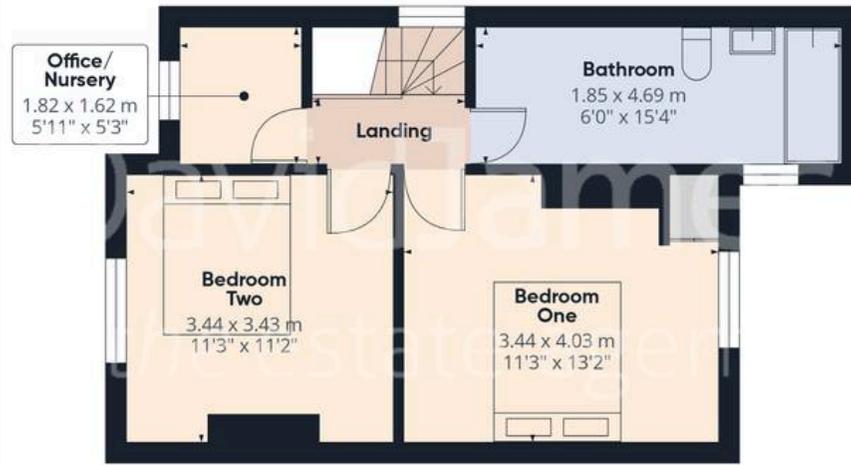








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

80.3 m²

864 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.