



**17 Station Road, Carlton – NG4 3AT**

Guide Price **£250,000**

**DavidJames**  
the estate agent



## 17 Station Road

Carlton, Nottingham

GUIDE PRICE £250,000 This beautiful double-fronted Victorian semi-detached home has been cherished by the same family for over thirty years and is now available with no upward chain! Dating back to the 1850s, this impressive property retains a number of original features throughout including the original doors and staircase, seamlessly blending period features with a number of modern updates. With two immaculate reception rooms and three generously proportioned double bedrooms, this property provides both space and character, all while being conveniently located close to a wealth of local amenities, schools and excellent transport links to the City Centre.

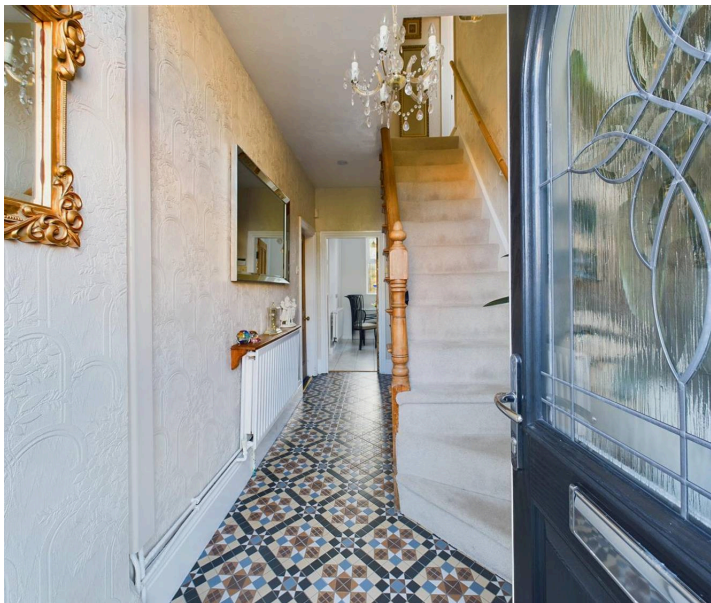
Council Tax band: B

Tenure: Freehold

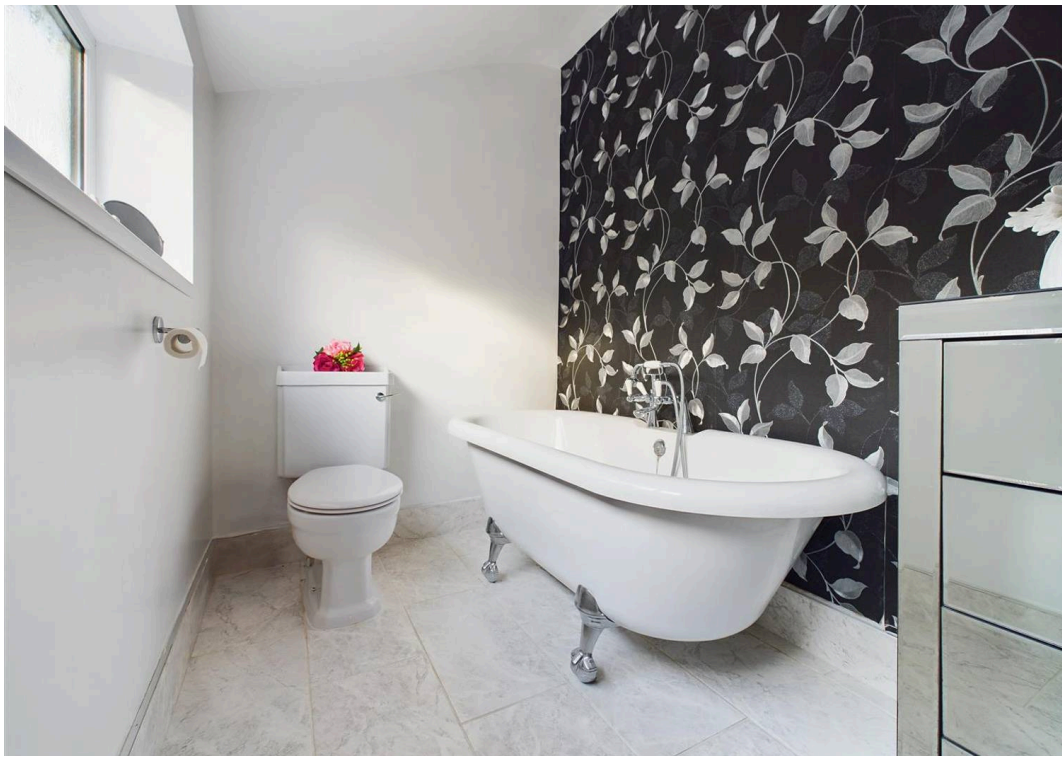
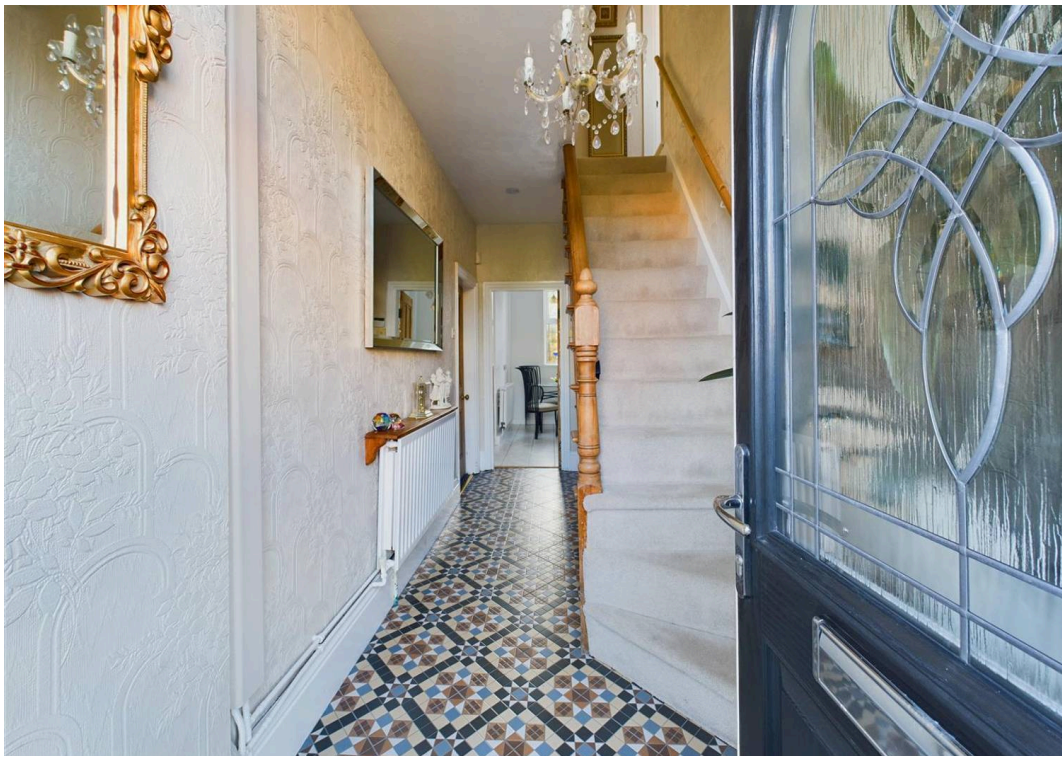
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Beautifully-presented Victorian semi-detached family home
- Period features throughout including the original staircase and doors
- Three first floor double bedrooms
- Two impressive reception rooms (including a spacious lounge & separate dining room)
- Contemporary fitted kitchen with an adjoining breakfast room









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

98.4 m<sup>2</sup>  
1059.17 ft<sup>2</sup>

**Reduced headroom**

0.63 m<sup>2</sup>  
6.79 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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 are based on RICS IPMS 3C standard.

**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)

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