



94b Fraser Road, Carlton – NG4 1NQ

Guide Price **£220,000**

DavidJames
the estate agent



94b Fraser Road

Carlton, Nottingham

GUIDE PRICE £220,000 - £230,000 Well-presented 2 double bed semi-detached dormer bungalow close to Carlton's amenities! Offering predominantly single-storey living & boasting a lounge/diner, modern kitchen & bathroom plus parking!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented semi-detached dormer bungalow
- Flexible accommodation ideal for those seeking predominantly single-storey living
- Conveniently positioned for easy access to Carlton's nearby amenities and transport links
- Spacious lounge/dining room with a feature wood-burning stove
- Versatile conservatory overlooking the garden
- Modern fitted kitchen with integrated appliances
- Two double bedrooms (first floor main bedroom with a private WC)
- Contemporary ground floor shower room with a three-piece suite and rainfall shower
- Large multi-vehicle block-paved driveway with an Ohme smart electric vehicle charger
- Generous rear garden with an initial patio area leading to an extensive lawn







Floor 0



Floor 1



Approximate total area⁽¹⁾

76.3 m²

821 ft²

Reduced headroom

3.4 m²

37 ft²

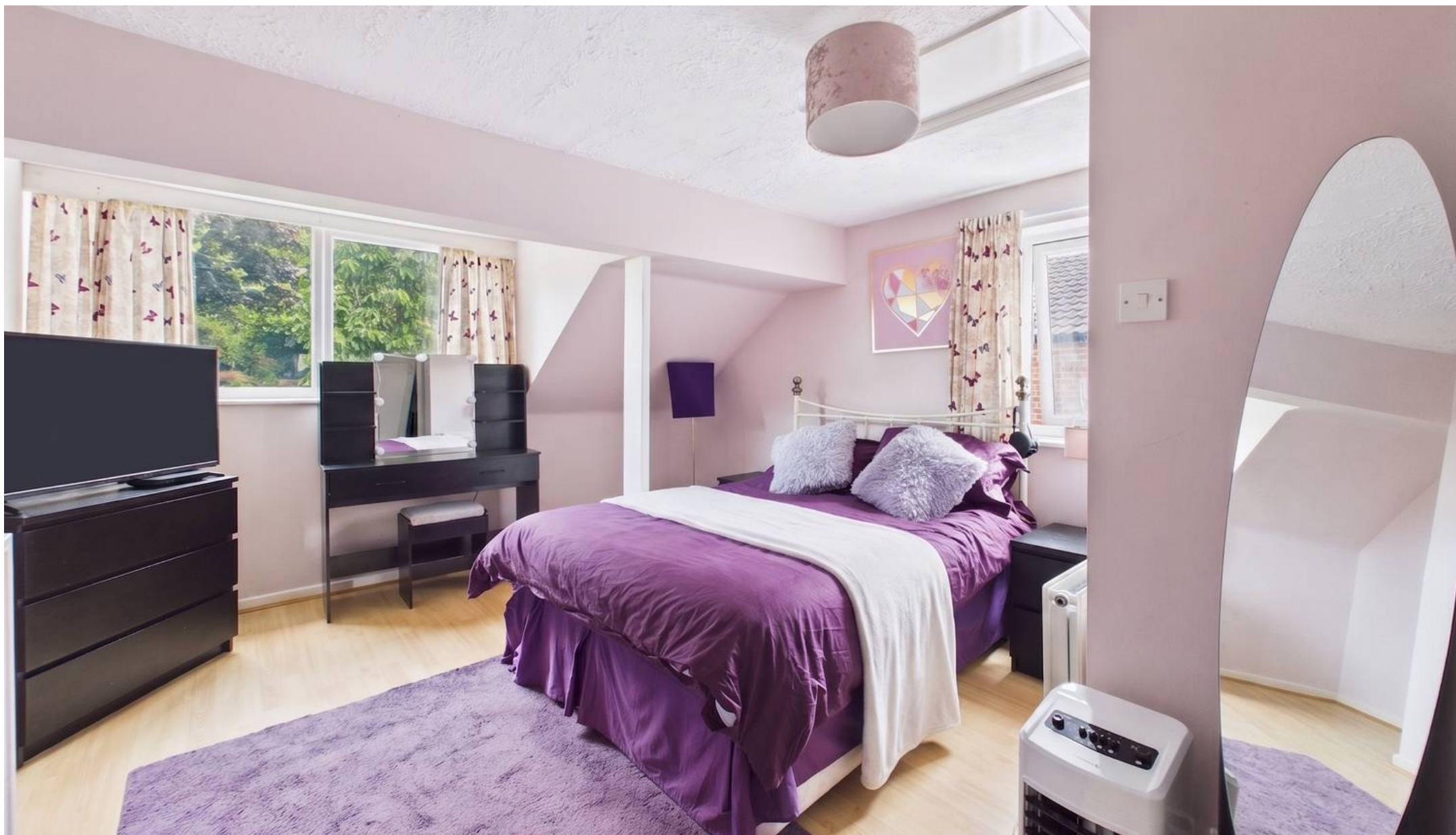
(1) Excluding balconies and terraces

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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