



**150 Westdale Lane, Carlton – NG4 3PB**

Guide Price **£170,000–£190,000**

**DavidJames**  
the estate agent



## 150 Westdale Lane

Carlton, Nottingham

GUIDE PRICE £180,000-£190,000 3 bed mid-townhouse with no upward chain located between Mapperley & Carlton's amenities & bus links! Boasting a lounge, dining/kitchen, garden & garage in a block!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Mid-townhouse house with no upward chain
- Great opportunity for first-time buyers or investors
- Offering excellent potential for modernisation and personalisation
- Situated in a popular location close to Mapperley's amenities, shops and regular bus services
- Bright and spacious lounge with feature stone-effect fireplace
- Well-equipped dining/kitchen with base and wall units and space for a table and chairs
- Three bedrooms (two good-sized doubles rooms)
- Shower room with separate shower enclosure with electric shower
- Gas central heating with combination boiler
- Low maintenance rear garden with gated access to the garage in a block







Floor 0



Floor 1

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

65.4 m<sup>2</sup>

705 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>

6 ft<sup>2</sup>

(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

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