



## 53 Chesterfield Street, Carlton – NG4 1EF

Guide Price £190,000 – £200,000

DavidJames  
the estate agent



## 53 Chesterfield Street

Carlton, Nottingham

GUIDE PRICE £190,000-£200,000 Stylish and characterful two bedroom end terrace home with 2 receptions, modern kitchen and bathroom plus a pleasant rear garden. Ideal for a variety of buyers!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- End-terraced house in a popular Carlton location
- Ideal for first-time buyers and professionals
- Stylishly presented throughout with a tasteful blend of modern and character features
- Welcoming lounge featuring high ceilings and an exposed brick fireplace
- Separate dining room with an attractive wood-burning stove
- Modern refitted kitchen with timber worktops and integrated appliances
- Two well-proportioned first floor bedrooms
- Contemporary three-piece bathroom with with an over-bath rainfall shower
- Generous partially boarded loft offering excellent storage/further potential (subject to permissions)
- Good-sized and enclosed rear garden with a paved patio, lawn, decked seating area and shed







Floor 0

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

76 m<sup>2</sup>

818 ft<sup>2</sup>

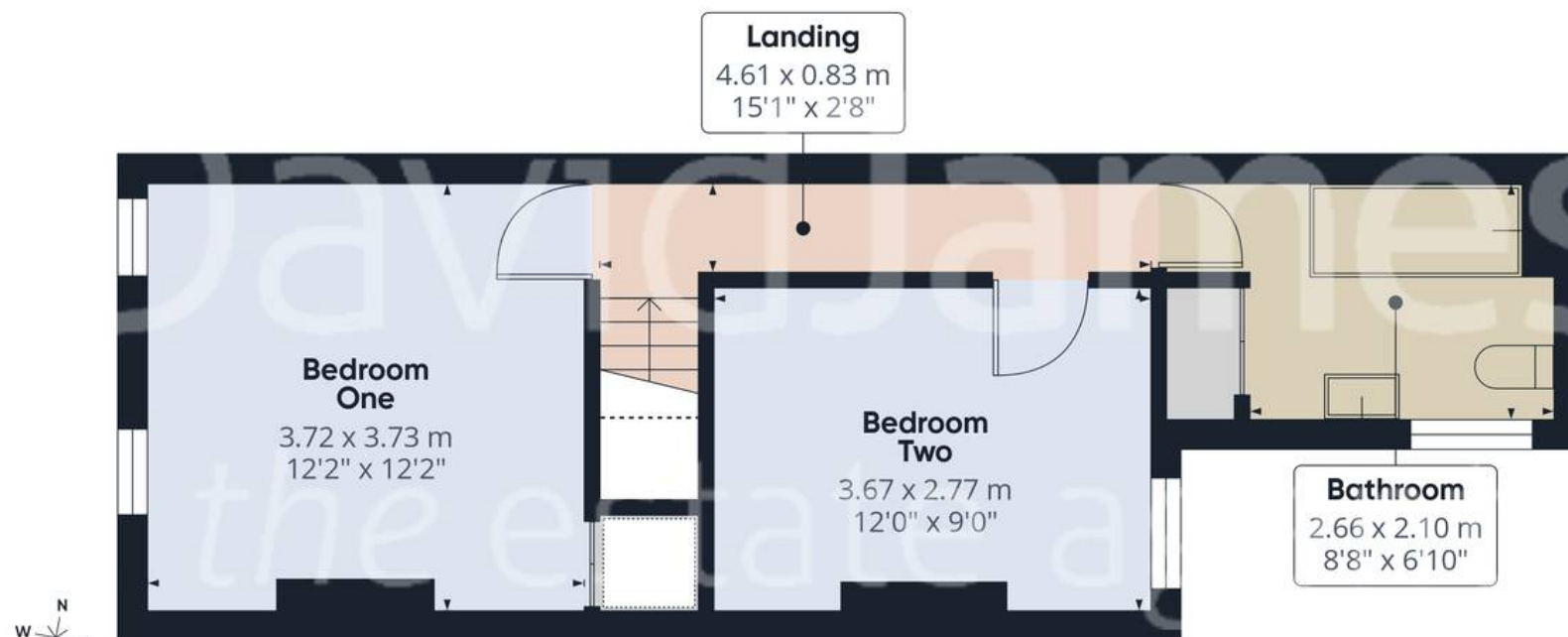
(1) Excluding balconies and terraces

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



Floor 1





## 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)

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.