

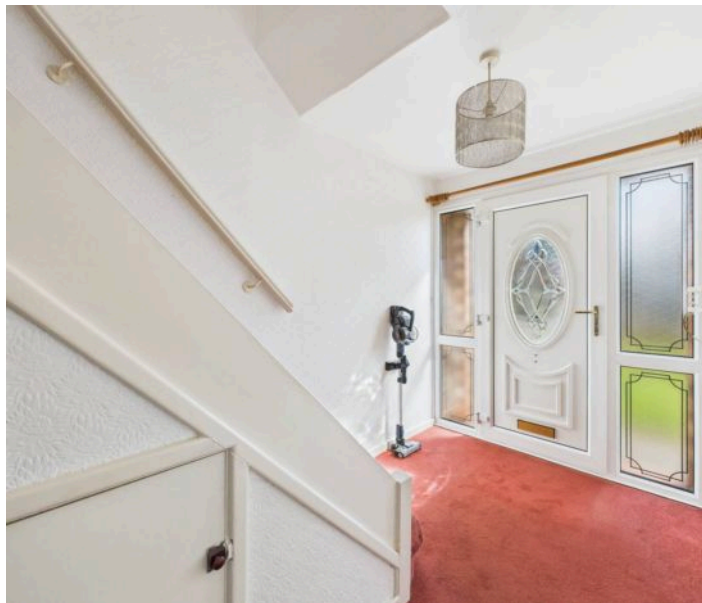


**161 South View Road, Carlton – NG4 3QT**

Guide Price **£260,000**

**DavidJames**  
the estate agent





## 161 South View Road

Carlton, Nottingham

Detached 3-bedroom family home with no upward chain, ideal for personalisation! Elevated position, spacious lounge/dining room, kitchen, 3 beds and bathroom plus a garden, driveway and useful garage.

Council Tax band: C

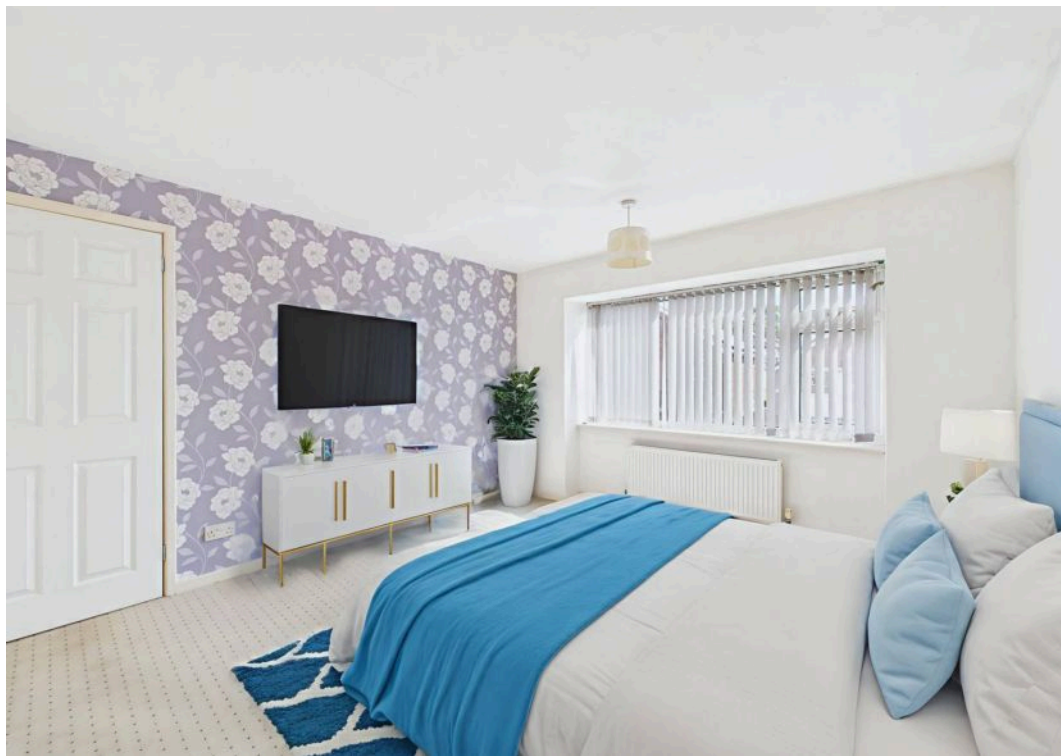
Tenure: Freehold

- Detached family home with lots of potential
- Offered to the market with no upward chain
- Close to a wide range of local amenities, schools and public transport links
- Spacious dual aspect lounge/dining room with feature fireplace and garden views
- Fitted kitchen with integrated cooking appliances
- Three bedrooms (including two double bedrooms)
- Family bathroom with white three-piece suite
- Loft with fitted ladder and light providing excellent storage
- Generous garden featuring a spacious raised patio leading down to a lawn enclosed by fencing
- Driveway and garage provide off-street parking











Floor 0

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

100.6 m<sup>2</sup>

1082 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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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