



423 Carlton Hill, Carlton – NG4 1HW

Guide Price **£200,000**

DavidJames
the estate agent



423 Carlton Hill

Carlton, Nottingham

GUIDE PRICE £200,000 - £220,000 CHAIN FREE!

Traditional semi-det home near Carlton's shops and bus links into the City Centre. bay-fronted lounge, separate dining room & southerly-facing rear garden!

Council Tax band: B

Tenure: Freehold

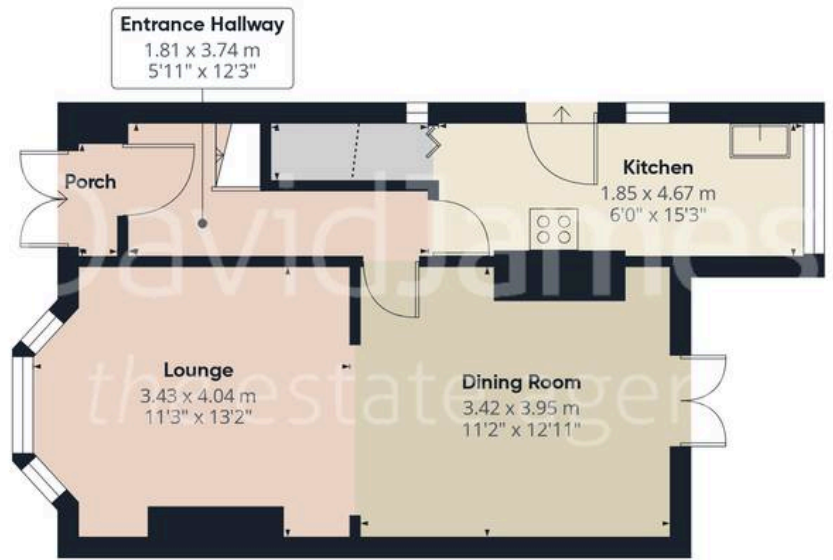
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Chain free traditional semi-detached home
- Exciting opportunity for first time buyers and investors
- Close to Carlton's shops, amenities and bus links into Nottingham City Centre
- Practical porch and welcoming hallway
- Charming lounge featuring a beautiful bay window with fire and hearth
- Separate spacious dining room with feature French doors overlooking the rear garden
- Fitted kitchen with wood-effect units and space for freestanding appliances
- Three bedrooms (including two good-sized double bedrooms)
- Generously sized bathroom fitted with a white three-piece suite
- Lovely southerly-facing rear garden with patio, lawn and useful outdoor store







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
80.3 m²
864 ft²

Reduced headroom
0.8 m²
9 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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