



**49 South View Road, Carlton – NG4 3QN**

Guide Price **£260,000 –£280,000**

**DavidJames**  
the estate agent





## 49 South View Road

Carlton, Nottingham

GUIDE PRICE £260,000–£280,000. Well-presented three bedroom detached family home with no onward chain, lovely views, stylish dining/kitchen, conservatory, south-easterly facing rear garden and garage!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented detached family house with lovely views
- Perfectly positioned between Mapperley and Gedling amenities, schools and bus links
- Offered to the market with no onward chain
- Bright and spacious lounge with feature electric fire and hearth
- Stylish dining/kitchen with grey shaker style units and breakfast bar
- Generously sized Conservatory with French doors and useful downstairs WC
- Ground floor bathroom with white three-piece bathroom suite and mains shower over the bath
- Three spacious double bedrooms (one ground floor, two first-floor)
- South-easterly facing rear garden predominantly laid to lawn with paved seating area
- Detached garage with tandem driveway with off street parking for multiple vehicles



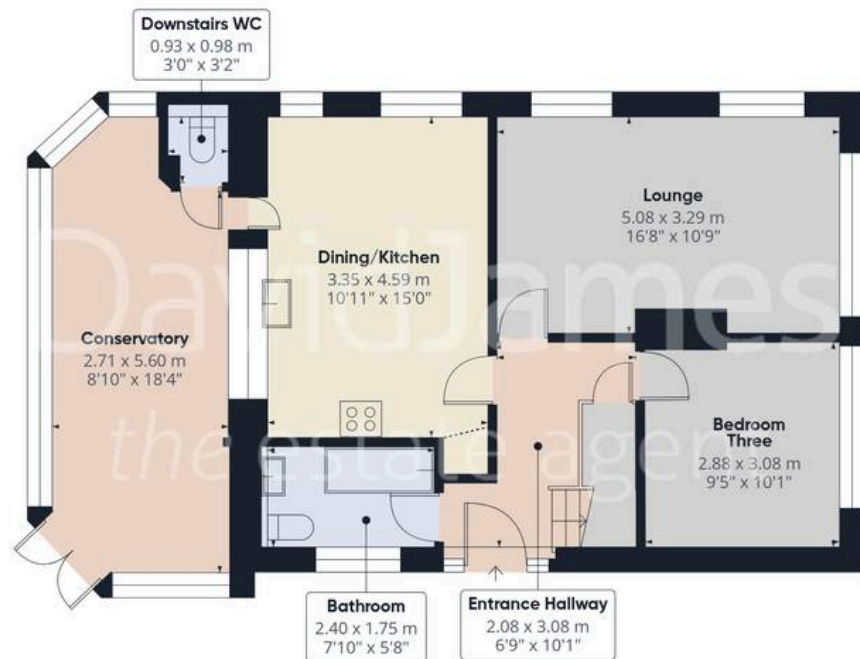








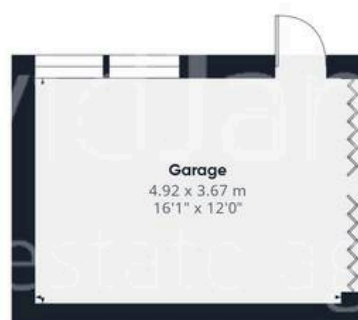




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

102.4 m<sup>2</sup>

1103 ft<sup>2</sup>

**Reduced headroom**

6.2 m<sup>2</sup>

67 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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