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125 Station Road, Carlton, Nottingham, NG4 3AG

Offers In The Region Of £164,995

- Two Bedroom Semi Detached House
- Two Double Bedrooms
- Well Presented Throughout
- No Upward Chain
- Lounge and Dining Room
- First Floor Bathroom
- Good Size Rear Garden

# 125 Station Road, Nottingham NG4 3AG

Spacious and Well Presented Two Bedroom Semi Detached House. Lounge and Dining Room. Two Double Bedrooms. Spacious First Floor Bathroom. Good Sized Rear Garden. Close to Local Amenities. No Upward Chain.



Council Tax Band: A



#### Dining Room

12' 0" x 11' 5"

Laminate wood effect flooring. Radiator. Door to the;

#### Lounge

12' 5" x 11' 2"

uPVC double glazed windows to the front and to the rear, laminate flooring, coving to the ceiling, ceiling rose, built in unit housing the gas meter, radiator, feature living flame gas fire with a wooden mantle and tiled hearth, door to the stairs and a door leading to the;

#### Kitchen

9' 0" x 6' 9"

A modern kitchen with fitted wall and base units with a work surface incorporating a sink unit with a stainless steel mixer tap. Space for appliances, tiled splash backs, radiator, built in storage cupboard, uPVC double glazed window and door to the rear leading to the garden.

#### First Floor

Doors to both bedrooms and the bathroom.

#### Master Bedroom

12' 7" x 11' 4"

Double glazed window to the front. Radiator. Wooden fire surround.

#### Bedroom Two

11'5 x 10'7

Window to the front. Radiator.

#### Bathroom

10'3 x 8'4

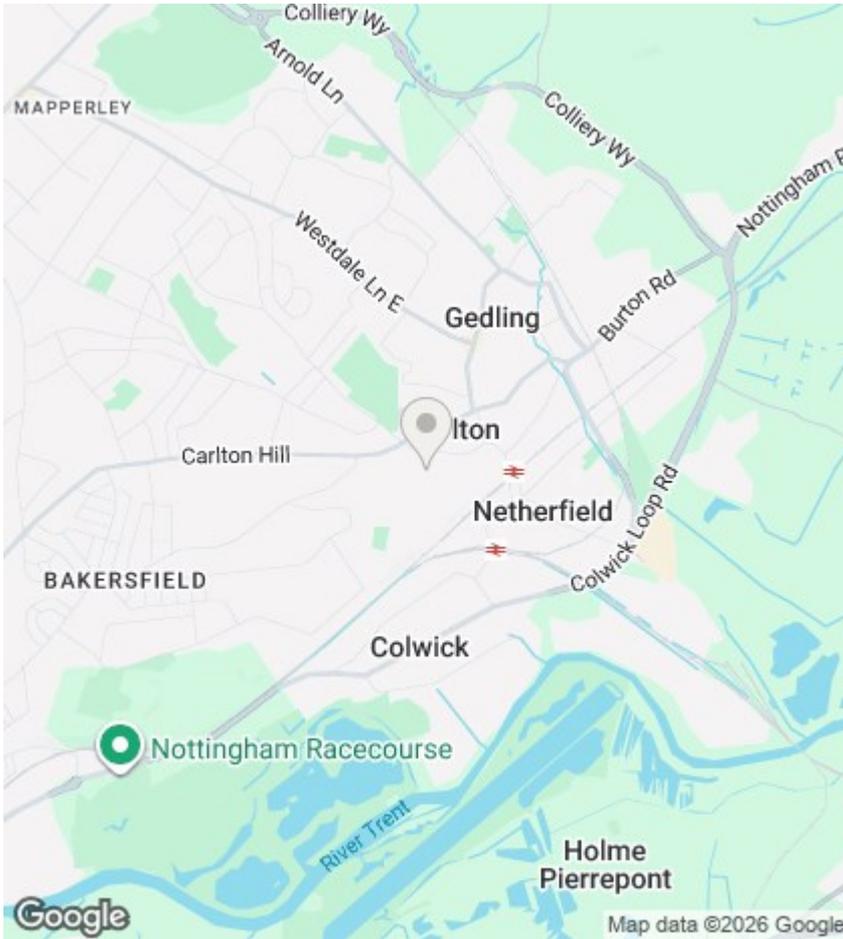
Fitted white bathroom suite comprising of a bath with a mains fed shower over, pedestal wash hand basin, low level WC, tiled splash backs, radiator, laminate flooring, built in storage cupboards, electric shaver point, access to the loft and a uPVC double glazed opaque window to the rear.

#### Exterior

Gardens to the front and rear.







## Directions

## Viewings

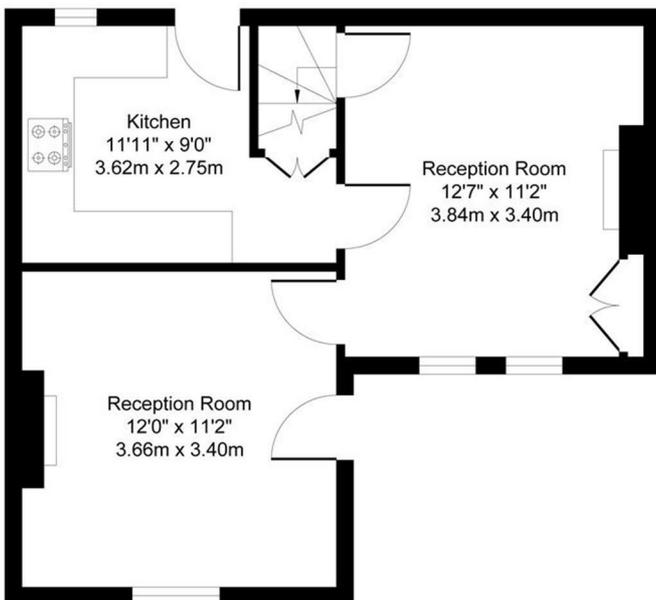
Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

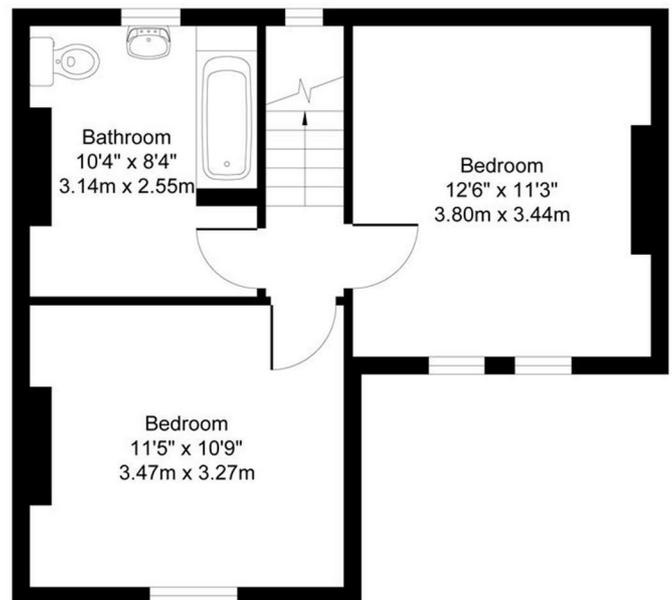
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area  
800 Sq.ft. (74.32 sq.m.)



GROUND FLOOR



FIRST FLOOR