



37 Mount Pleasant, Carlton - NG4 1EZ

Guide Price £200,000



37 Mount Pleasant

Carlton, Nottingham

NO CHAIN! Beautifully-presented 2 bed semi-detached close to Carlton's amenities and ideal for first-time buyers! Lounge, modern breakfast kitchen and shower room plus a low-maintenance rear garden!

Council Tax band: A

Tenure: Freehold

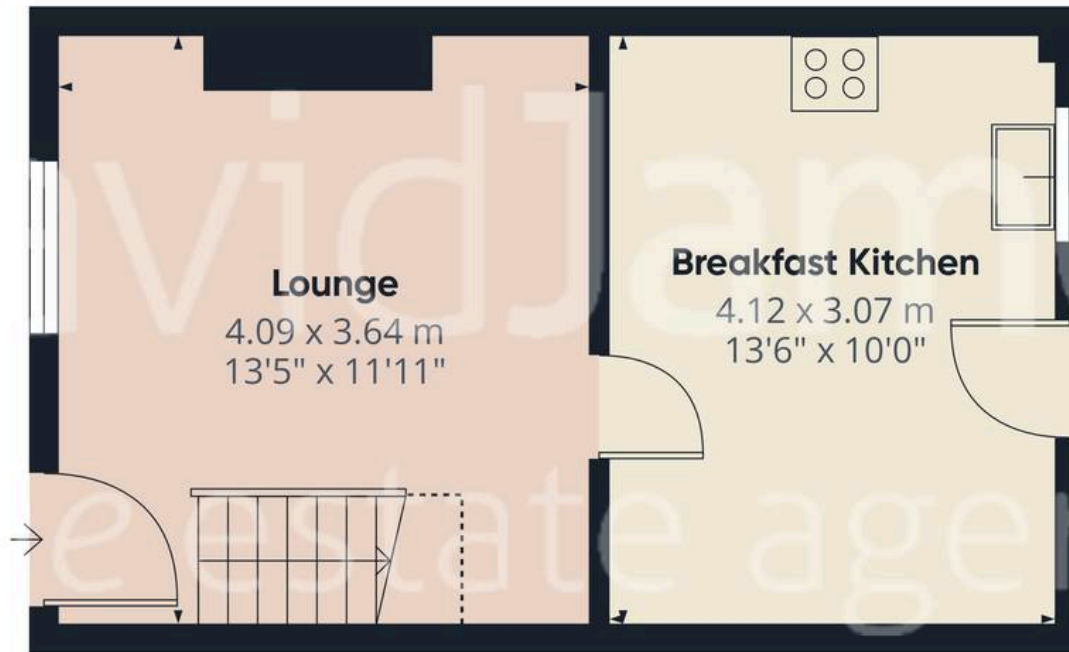
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully presented semi-detached home
- Offered to the market with no upward chain
- Ideal for first-time buyers looking to step on the property ladder
- Ideally positioned for easy access to Carlton's local amenities and transport links
- Bright and pleasantly decorated lounge
- Superb modern breakfast kitchen with a feature breakfast bar and integrated cooking appliances
- Two well-proportioned first floor bedrooms (main bedroom with in-built wardrobe area)
- Contemporary three-piece shower room with twin showerheads
- Gas central heating with Hive smart thermostat control
- Low-maintenance and enclosed rear garden with patio seating space







Approximate total area⁽¹⁾

51.8 m²

557 ft²

Reduced headroom

1.2 m²

13 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.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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