



35 South View Road, Carlton – NG4 3QN

Guide Price **£250,000**

DavidJames
the estate agent



35 South View Road

Carlton, Nottingham

CHAIN-FREE DEATCHED HOME! Exciting potential and ready to personalise! Featuring a bright lounge, dining kitchen & three beds with large garden, tandem driveway & garage!
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached family house presenting superb potential to personalise
- Offered to the market with no upward chain
- Popular residential location handy for schools, amenities and bus links
- Bright and spacious front aspect lounge showcasing a feature fireplace
- Fitted rear aspect kitchen and dining space plus delightful garden views
- Three well-appointed bedrooms (including two double bedrooms)
- Three-piece bathroom with practical storage
- Benefiting from gas central heating powered by a Baxi boiler
- Generous rear garden with paved patio, fruit trees and lawn
- Tandem driveway and garage providing ample off-street parking

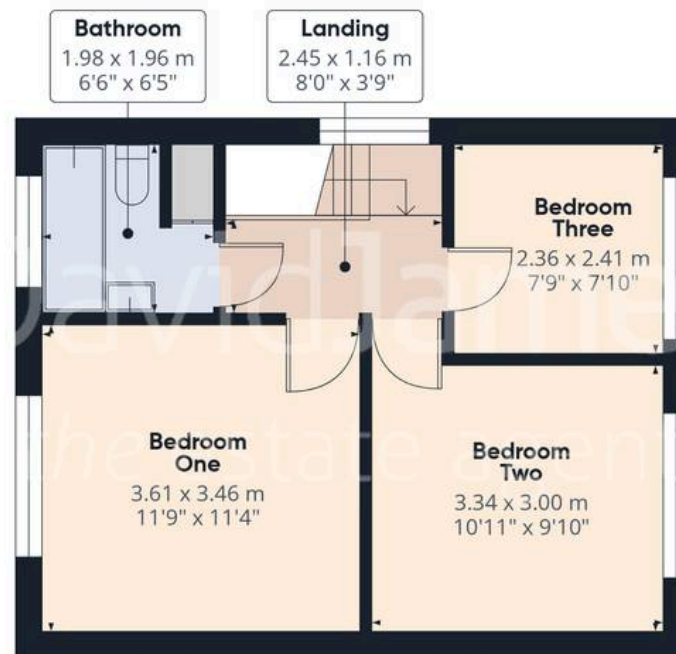








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

77.4 m²

834 ft²

(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

376 Carlton Hill, Carlton - NG4 1JA

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

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.