



Fraser Square
Carlton, Nottingham NG4 1NN

Asking Price £215,000 Freehold

CALRTON FAMILY HOME FOR SALE

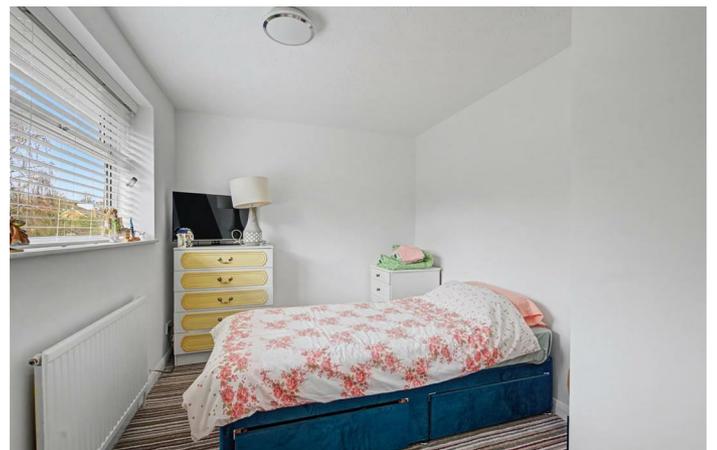


Robert Ellis Estate Agents are delighted to bring to the market this three-bedroom semi-detached home situated in the popular area of Carlton, offering great potential and ideal for families, first-time buyers or investors.

The accommodation comprises a spacious lounge diner and a fitted kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom.

Externally, the property benefits from a good-sized front garden and a tiered rear garden, providing outdoor space for relaxing or entertaining.

Situated close to local schools, shops and transport links, this property offers convenient living in a sought-after location. Early viewing is recommended to fully appreciate the potential on offer.



Entrance Hallway

UPVC double glazed door to the front elevation leading into the entrance hallway comprising carpeted flooring, staircase leading to the first floor landing, UPVC double glazed window to the side elevation, wall mounted radiator, built-in storage, dado rail, door leading off to:

Kitchen

10'15 x 10'57 approx (3.05m x 3.05m approx)
UPVC double glazed window to the rear elevation, UPVC door giving access to the garden, tiled splashbacks, tiled flooring, wall mounted radiator, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, electric oven with four ring gas hob over and extractor hood above.

First Floor Landing

Carpeted flooring, built-in storage, UPVC double glazed window to the side elevation, access to the loft, doors leading off to:

Bedroom One

12'09 x 9'67 approx (3.89m x 2.74m approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Bedroom Two

12'60 x 7'82 approx (3.66m x 2.13m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bedroom Three

9'71 x 10'08 approx (2.74m x 3.25m approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, built-in storage.

Bathroom

Vinyl flooring, UPVC double glazed window to the rear elevation, tiled splashbacks, handwash basin, heated towel rail, WC, shower cubicle with mains fed shower.

Lounge Diner

8'72 x 20'61 approx (2.44m x 6.10m approx)
UPVC double glazed windows to the front and rear elevations, two wall mounted radiators, carpeted flooring.

Rear of Property

To the rear of the property there is an enclosed tiered rear garden incorporating two patio areas, outdoor water tap, walled and fenced boundaries.

Front of Property

To the front of the property there is a driveway providing off the road parking, paved front garden and ramp providing access to the front entrance door.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 12mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

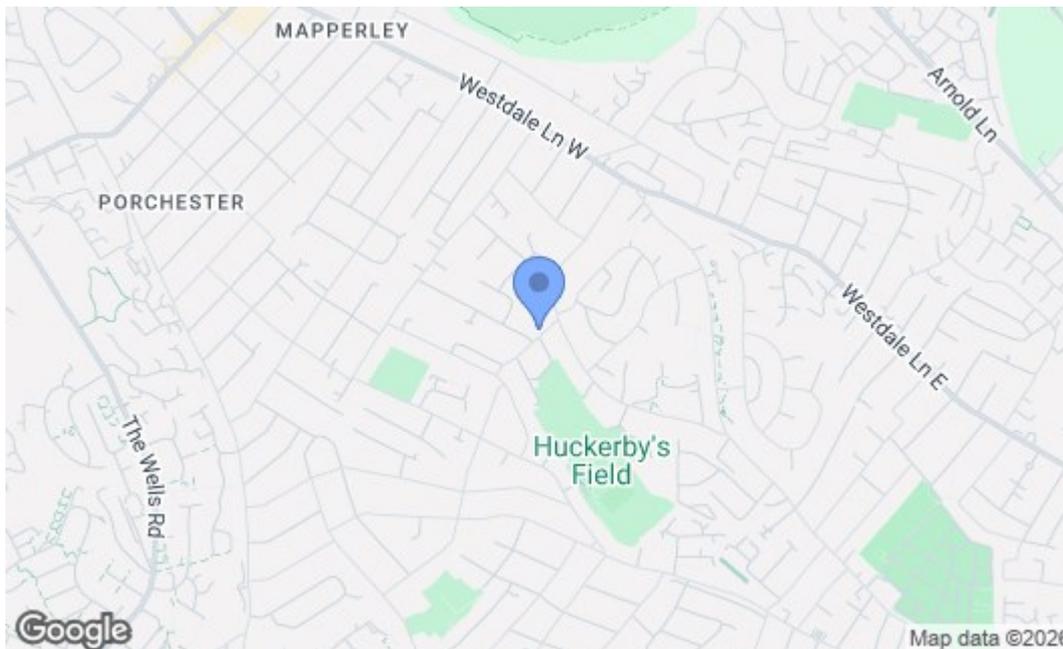
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.