



12 Ernest Road, Carlton – NG4 1JU

Guide Price £230,000

DavidJames
the estate agent



12 Ernest Road

Carlton, Nottingham

Traditional extended 3 bed semi-detached home with no chain! Featuring 2 versatile reception rooms, spacious kitchen/living alongside conservatory, southerly garden, driveway and garage!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Traditional extended semi-detached home with no onward chain
- Popular location close to shops, local amenities and bus services
- Ideal for first-time buyers and families ready to make it their own
- Spacious lounge with delightful front-facing bay window
- Separate dining room with delightful wood burner stove
- Generously sized dual-aspect kitchen/living room and conservatory
- Three bedrooms (including two double bedrooms with fitted wardrobes)
- Fully tiled three-piece bathroom with electric shower over bath
- Spacious southerly rear garden with patio, lawn and outbuilding
- Double width driveway and detached garage providing off-street parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 3

Approximate total area⁽¹⁾

99.2 m²

1068 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.

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