

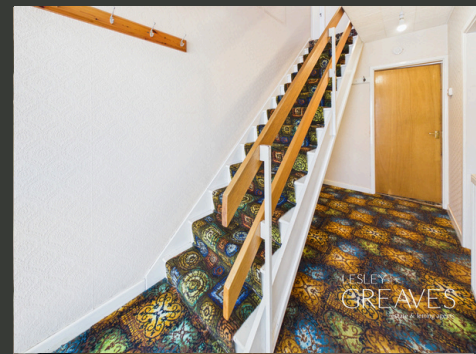


# £245,000

GUIDE PRICE

FOXHILL ROAD  
CARLTON

- SEMI DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CLOSE TO AMENITIES
- GARAGE
- EPC C



## Spacious Three-Bedroom Semi-Detached Home in Popular Location

A FANTASTIC OPPORTUNITY TO ACQUIRE THIS SPACIOUS THREE-BEDROOM SEMI-DETACHED HOME, OFFERING EXCELLENT POTENTIAL AND IN NEED OF MODERNISATION THROUGHOUT, MAKING IT IDEAL FOR BUYERS LOOKING TO CREATE A HOME TAILORED TO THEIR OWN TASTE AND STYLE. SITUATED IN A POPULAR AND WELL-ESTABLISHED RESIDENTIAL LOCATION, THE PROPERTY IS CONVENIENTLY PLACED FOR A RANGE OF LOCAL SHOPS AND ALSO BENEFITING FROM EXCELLENT TRANSPORT LINKS INTO NOTTINGHAM CITY.

UPON ENTERING, YOU ARE WELCOMED BY A BRIGHT AND INVITING HALLWAY THAT SETS THE TONE FOR THE GENEROUS ACCOMMODATION ON OFFER. TO THE REAR OF THE PROPERTY IS A COSY SITTING ROOM, IDEAL FOR RELAXING EVENINGS. ADJACENT IS A SEPARATE DINING ROOM, PERFECT FOR ENTERTAINING GUESTS OR ENJOYING FAMILY MEALS.

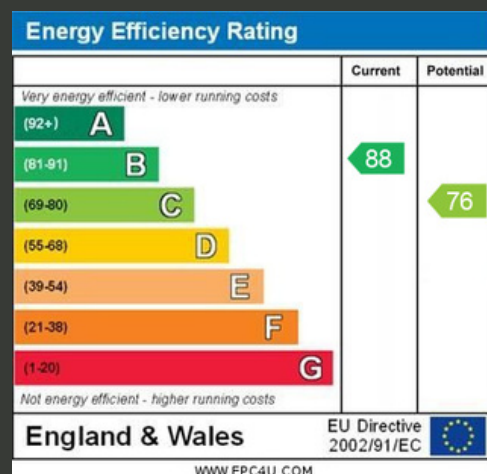
THE FITTED KITCHEN OFFERS AMPLE STORAGE AND PREPARATION SPACE, WITH ACCESS THROUGH TO A PARTICULARLY USEFUL AND SPACIOUS COVERED LAUNDRY AREA, ADDING VALUABLE VERSATILITY TO THE GROUND FLOOR ACCOMMODATION.

TO THE FIRST FLOOR, THE PROPERTY BOASTS THREE WELL-PROPORTIONED DOUBLE BEDROOMS, TWO OF WHICH BENEFIT FROM BUILT-IN STORAGE, TOGETHER WITH A SIZEABLE FAMILY BATHROOM, ALL OFFERING EXCELLENT SPACE AND SCOPE FOR IMPROVEMENT.

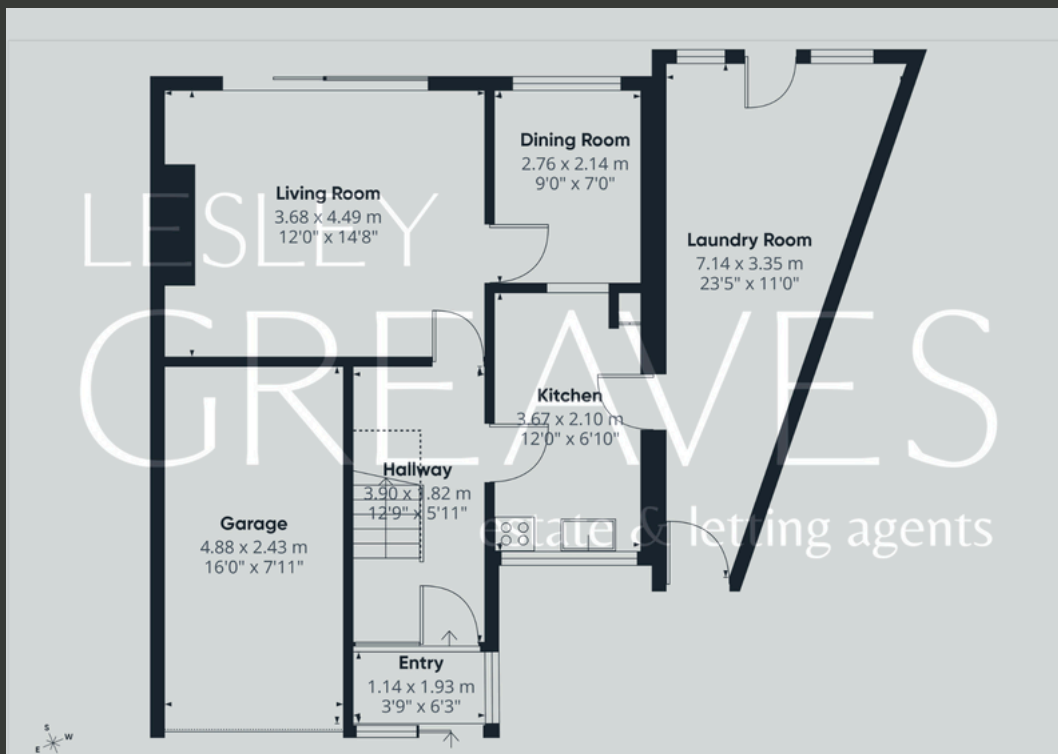
EXTERNALLY, THE PROPERTY BENEFITS FROM A GENEROUS DRIVEWAY TO THE FRONT PROVIDING OFF-STREET PARKING AND ACCESS TO THE INTEGRAL GARAGE. TO THE REAR IS A SUBSTANTIAL ENCLOSED GARDEN, MAINLY LAID TO SOIL AND READY FOR LANDSCAPING, OFFERING FANTASTIC POTENTIAL TO CREATE A WONDERFUL OUTDOOR SPACE.

OFFERED WITH TREMENDOUS SCOPE FOR MODERNISATION AND IMPROVEMENT, THIS IS AN IDEAL OPPORTUNITY FOR BUYERS SEEKING A PROPERTY WITH POTENTIAL IN A SOUGHT-AFTER LOCATION.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 84 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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