



352 Foxhill Road, Carlton – NG4 1QB

Guide Price **£220,000**

DavidJames
the estate agent



352 Foxhill Road

Carlton, Nottingham

GUIDE PRICE £220,000. CHAIN-FREE OPPORTUNITY!
3 bed semi with scope to modernise – ideal first-time buy or investment with bus routes on the doorstep.

Council Tax band: B

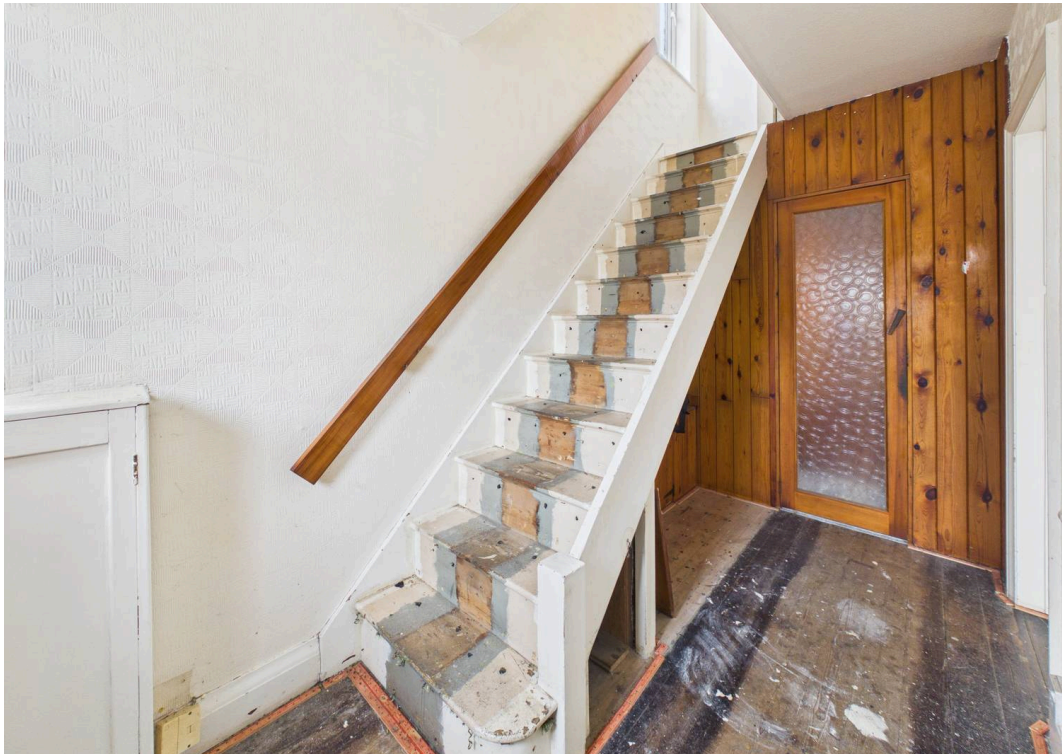
Tenure: Freehold

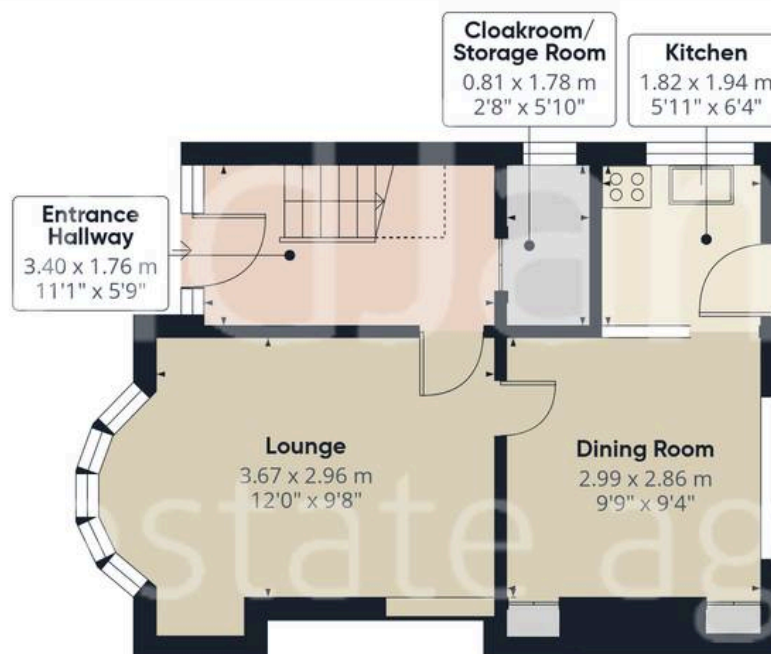
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Traditional semi-detached family home
- Appealing opportunity for first-time buyers and investors with lots of scope to modernise and personalise
- Offered to the market with no upward chain
- Bus services on the doorstep with shops and amenities nearby
- Bright and spacious lounge with large bay window
- Versatile second reception room with built-in storage
- Practical fitted kitchen offering appliance space and garden access
- Generous three-bedroom layout and bathroom with three-piece suite
- Large rear garden with lawn and paved patio
- Garage and driveway providing ample off-street parking







Floor 0



Floor 1



Approximate total area⁽¹⁾

66.7 m²

718 ft²

Reduced headroom

1.1 m²

12 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

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.