



199 Carlton Hill, Carlton – NG4 1GW

Guide Price **£170,000**



199 Carlton Hill

Carlton, Nottingham

Guide price £170,000 - £180,000. Modern mid-townhouse in quiet cul-de-sac, close to amenities & transport links. Features 2 double beds, bathroom, lounge/diner, modern kitchen & lawned gardens.

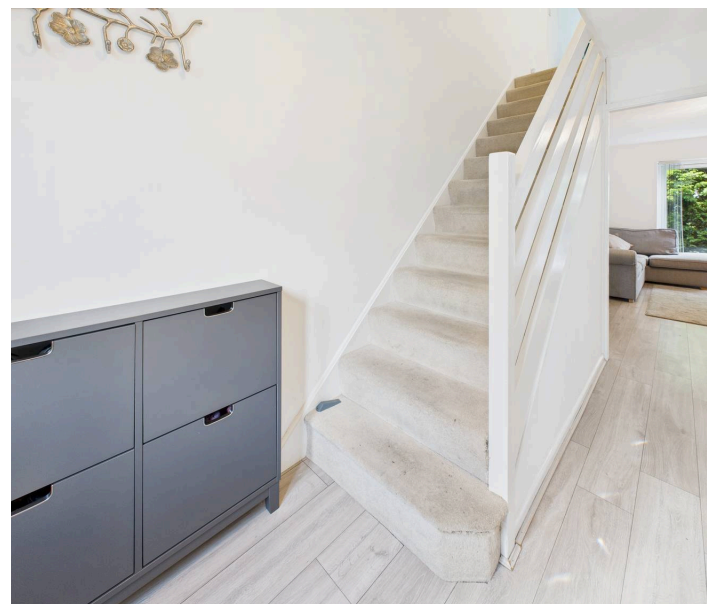
Council Tax band: A

Tenure: Freehold

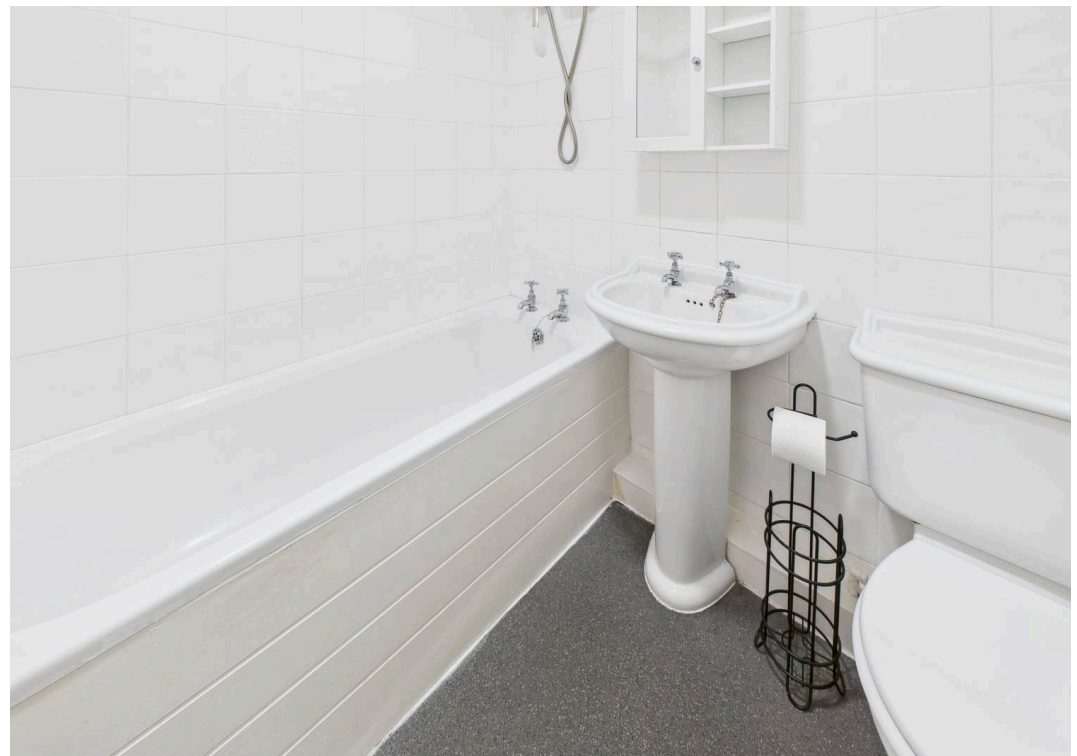
EPC Energy Efficiency Rating: C

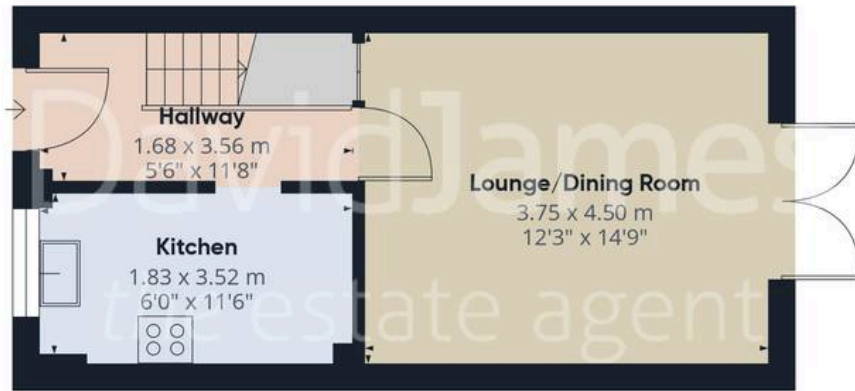
EPC Environmental Impact Rating: C

- Modern mid townhouse
- Private cul-de-sac and ideally placed for local amenities
- Spacious lounge/dining room
- Modern kitchen with integrated appliances
- Entrance Hall with composite door
- Two double bedrooms
- Bathroom/WC with white suite and electric shower
- Combination gas central heating and UPVC double glazing
- Lawned front and rear gardens
- Garage within block and communal driveway

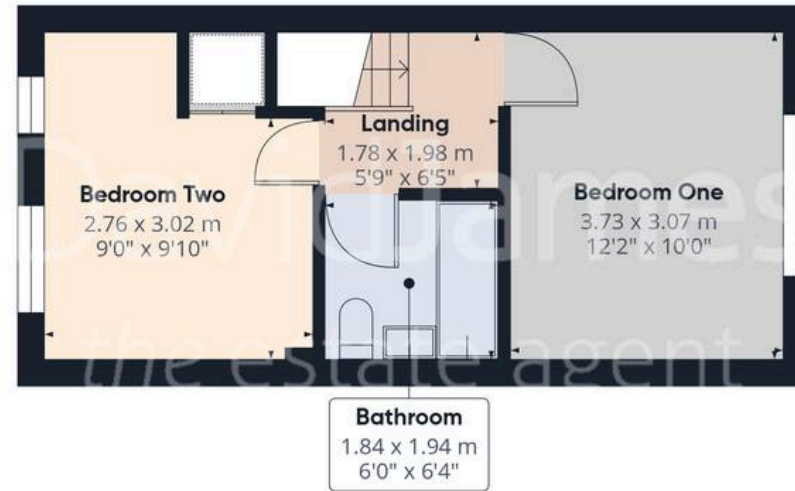








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

70.4 m²

758 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.