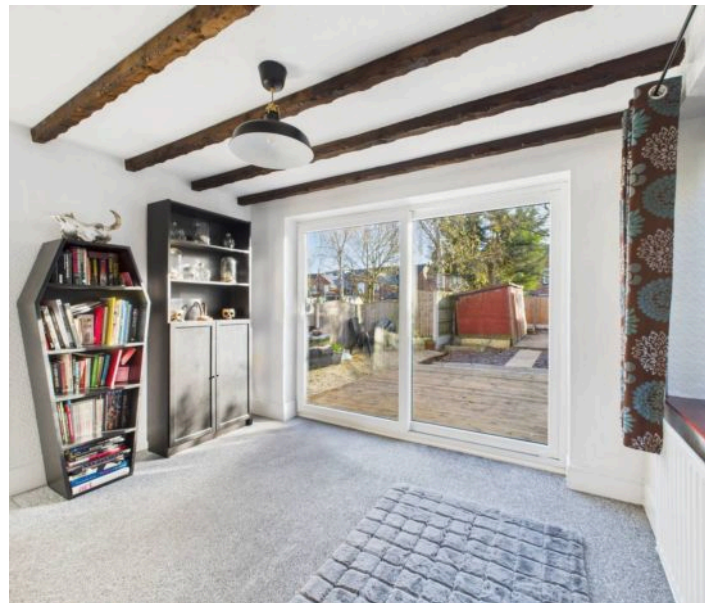




**6 Addison Road, Carlton - NG4 1JR**

Guide Price **£220,000**



## 6 Addison Road

Carlton, Nottingham

3 bed end-terrace home in walking distance of Carlton's amenities and buses - an ideal first home or investment buy! 2 reception rooms, ground-floor bathroom, en-suite & southerly-facing rear garden!

Council Tax band: A

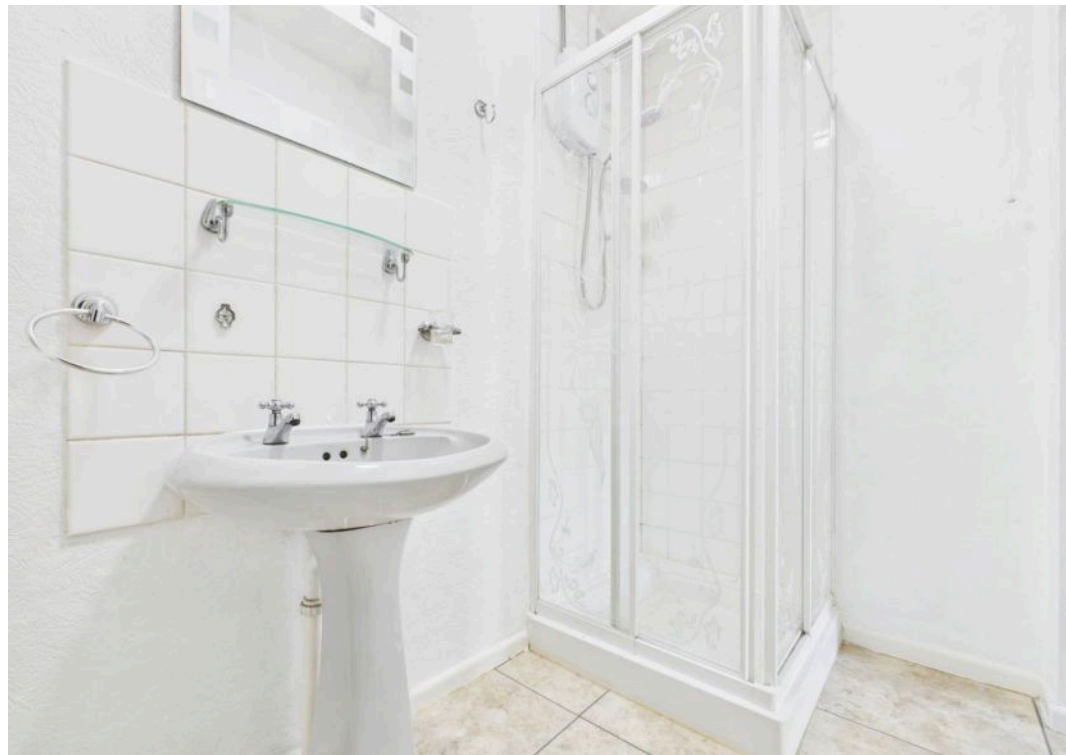
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Extended end-terrace family home
- Perfect for growing families, first-time buyers or investors
- Located within walking distance of Carlton's shops, cafés and regular bus routes into the City Centre
- Generous L-shaped lounge/dining room with a feature fireplace
- Separate sitting room with patio doors overlooking the rear garden
- Modern fitted kitchen with integrated hob, oven and cooker hood
- Ground floor bathroom fitted with a modern white three-piece suite
- Three bedrooms (main bedroom with en-suite shower room)
- Low maintenance southerly-facing rear garden with decked and paved seating areas
- Double-width driveway offering off-street parking for two vehicles







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

85.3 m<sup>2</sup>

919 ft<sup>2</sup>

(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

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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.