



175 South View Road, Carlton – NG4 3QT

Guide Price **£260,000**

DavidJames
the estate agent



175 South View Road

Carlton, Nottingham

Detached family home close to Carlton's amenities with 3 beds, family bathroom, lounge and dining kitchen alongside parking for 2 vehicles and a southerly facing garden with lawn and patio!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached family home with fantastic rear views
- Conveniently located close to Carlton's local amenities, shops and transport links
- Ideal for families and professionals seeking a well-connected property
- Welcoming entrance hall with feature period inspired tiled flooring
- Generous lounge with open access to the dining kitchen
- Spacious dining kitchen with integrated cooking appliances and space for freestanding appliances
- Three first floor bedrooms (including two double bedrooms)
- Family bathroom with a three-piece suite (including an overbath rainfall shower)
- Descending garden with lawn, patio seating areas and an excellent outlook
- Hardstanding front parking for two vehicles





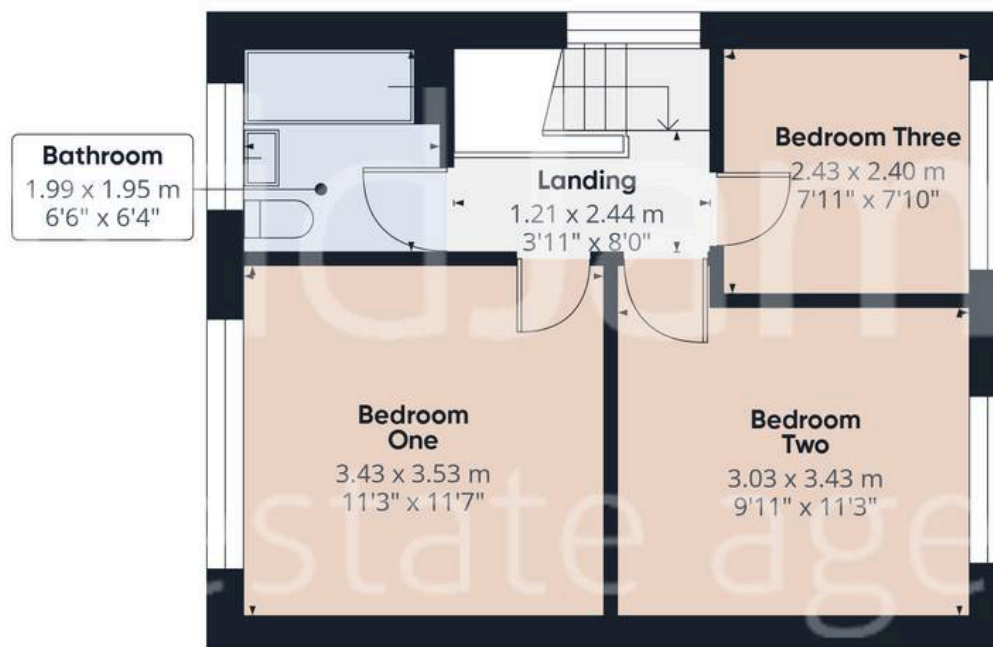


Floor 0

Approximate total area⁽¹⁾

77.6 m²

836 ft²



Floor 1

(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.