



6 Myrtle Road, Carlton – NG4 1RE

Guide Price **£240,000**





6 Myrtle Road

Carlton, Nottingham

CHAIN FREE WITH LOTS OF POTENTIAL! Exciting opportunity to modernise this three bedroom semi-detached on large south facing plot offering 2 reception rooms, loft potential, double garage and driveway.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

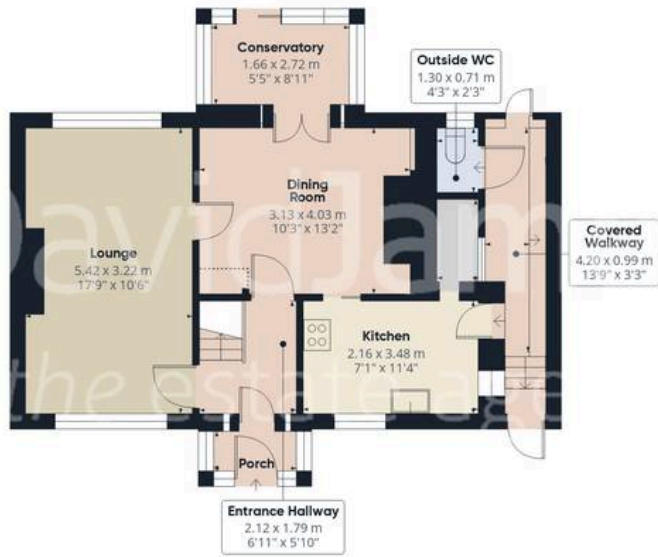
EPC Environmental Impact Rating:

- Semi-detached home with no chain and lots of potential
- Peaceful Carlton setting close to shops and transport links for convenience
- Ideal opportunity for first-time buyers, growing families or investors
- Bright and spacious dual aspect lounge with feature fireplace
- Separate dining room leading into bright conservatory with garden views
- Fitted kitchen with a range of base and wall units alongside pantry storage
- Three well-proportioned bedrooms (all with fitted bedroom furniture)
- Large loft space with further potential (subject to permissions)
- Good-sized gated driveway plus double garage with workshop
- Large south-facing rear garden with patio, lawn, ponds and summerhouse









Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

129.7 m²

1397 ft²

Reduced headroom

27 m²

291 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



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