



## 67 Coningswath Road, Carlton – NG4 3SF

Guide Price £220,000

DavidJames  
the estate agent



## 67 Coningswath Road

Carlton, Nottingham

Well-presented 3 bed semi-detached home within easy reach of Carlton's amenities – occupying a desirable corner plot with spacious family-sized accommodation, generous gardens and off-street parking!

Council Tax band: A

Tenure: Freehold

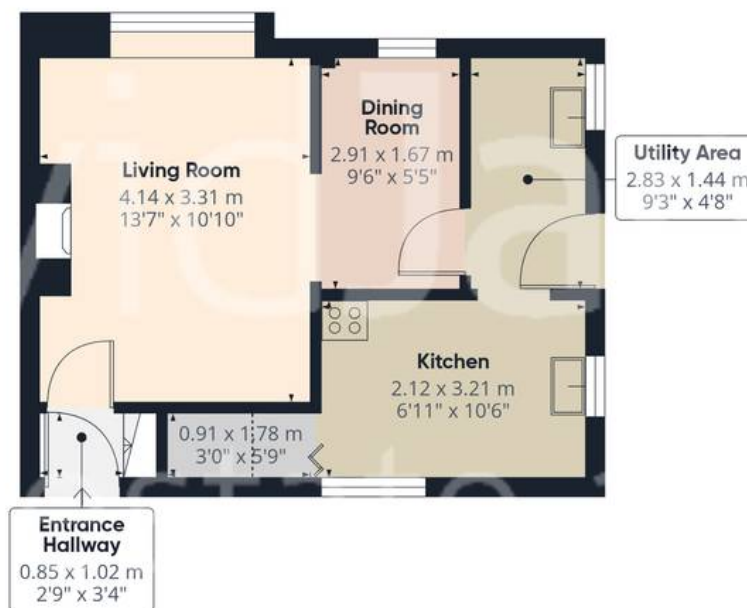
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Well-presented semi-detached family home
- Occupying a generous and desirable corner plot
- Popular Carlton location close to local amenities, schools and regular transport links
- Bright and spacious lounge with a feature fireplace and bay window
- Separate dining room ideal for family meals and entertaining
- Fitted kitchen with a separate useful utility area
- Three bedrooms (including two well-proportioned doubles and a versatile single bedroom/home office)
- Family bathroom fitted with a white three-piece suite
- Generous gardens with lawns, courtyard seating area and two substantial storage sheds
- Gated driveway providing convenient off-street parking for up to two vehicles







Floor 0



Floor 1



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

63.8 m<sup>2</sup>

687 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>

9 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.

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## David James Estate Agents

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