



72 Cavendish Road, Carlton – NG4 3SB

Guide Price **£300,000**

DavidJames
the estate agent



72 Cavendish Road

Carlton, Nottingham

GUIDE PRICE £300,000-£325,000 NO CHAIN!

Extended detached family home close to shops and bus routes. Stunning breakfast kitchen, spacious lounge/diner, 3 beds, jacuzzi-style bath, drive & garden!

Council Tax band: C

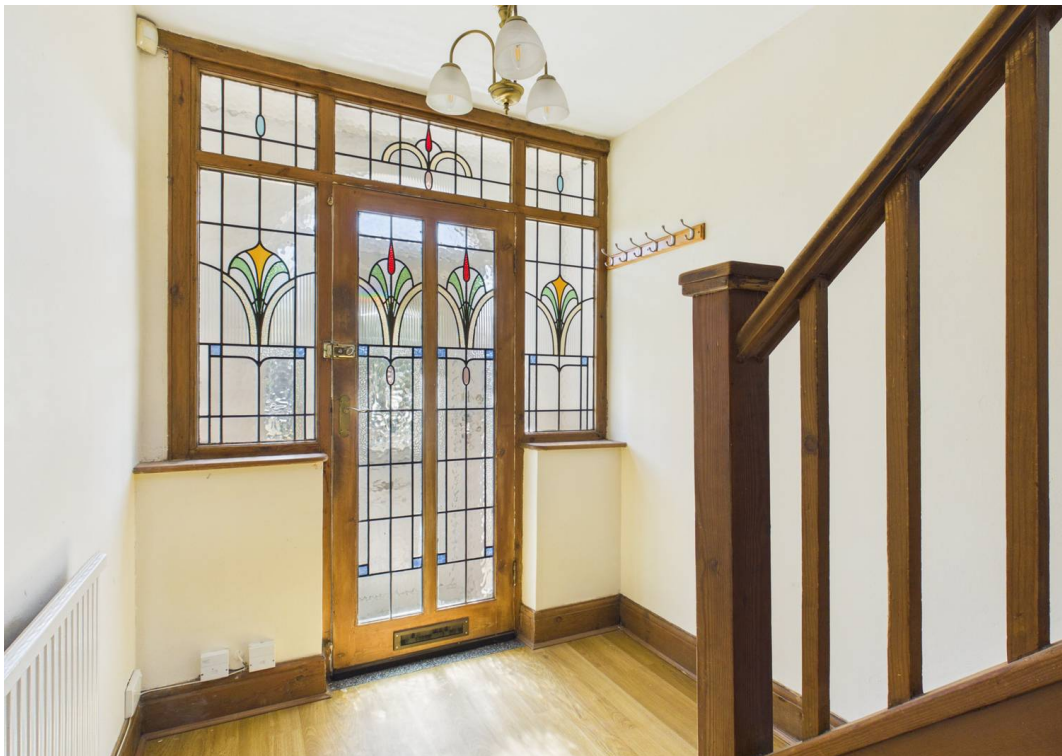
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Traditional detached and extended family home with no chain
- Conveniently located with shops and bus routes in walking distance
- Ideal purchase for families seeking space and practical living
- Charming entrance hallway with ground floor WC for added convenience
- Spacious dual aspect lounge/dining room with bay window and patio doors
- Modern breakfast kitchen with separate practical utility room
- Three well-proportioned bedrooms (including main bedroom with fitted wardrobes)
- Spacious four-piece bathroom with Jacuzzi-style bath and separate shower enclosure
- Enclosed rear garden with patio, lawn and storage outbuilding
- Front garden with mature planting and driveway providing off-street parking







Floor 0



Floor 1

Approximate total area⁽¹⁾

96.5 m²

1040 ft²

Reduced headroom

0.2 m²

2 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.

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