



15 Ian Grove, Carlton - NG4 3EG

Guide Price £170,000 - £190,000



15 Ian Grove

Carlton, Nottingham

GUIDE PRICE £170,000-£190,000 Well-presented 2 bed mid-townhouse in a desirable cul-de-sac! 2 beds, spacious lounge/dining room and stylish kitchen with lawned garden and garage in a block!

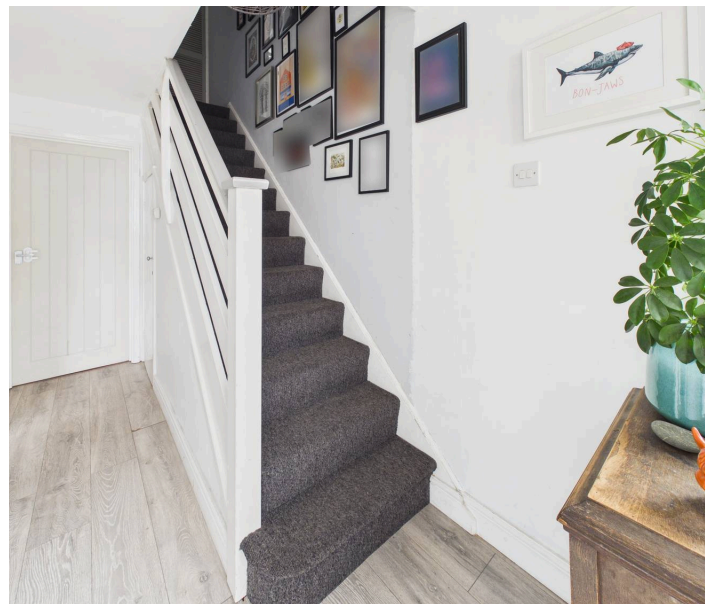
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well-presented mid-terrace townhouse
- Cul-de-sac location conveniently positioned near shops, amenities and bus routes
- Ideal for first-time buyers, downsizers or those seeking an investment opportunity
- Practical entrance porch opening into a hallway with useful storage space
- Spacious rear lounge/dining room with French doors overlooking garden
- Stylish dark grey gloss kitchen with integrated cooking appliances
- Two well-proportioned first floor double bedrooms with built-in storage
- Stylish three-piece bathroom suite with electric shower over bath
- Enclosed and lawned rear garden with patio seating space
- Garage within a block provides parking or storage









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

63.1 m²

680 ft²

(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.

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