



**19 Burlington Road, Carlton – NG4 3JJ**

Guide Price **£220,000**

**DavidJames**  
the estate agent





## 19 Burlington Road

Carlton, Nottingham

Offered with no chain, this 3 bed semi-detached home has huge potential and sits within easy reach of local nearby amenities! Boasting bright accommodation, a southerly-facing garden and parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

- Semi-detached family home
- Offered to the market with no upward chain
- Within easy reach of Gedling, Carlton and Mapperley's nearby amenities
- Lots of potential to modernise and ideal for those seeking a project
- Bright, spacious and neutrally decorated L-shaped lounge with dining space
- Fitted kitchen with space for freestanding appliances
- Three bedrooms (including two double bedrooms)
- First floor bathroom and a downstairs WC
- South-easterly facing rear garden with lawn and patio area plus outbuilding storage
- Off-street parking for two vehicles

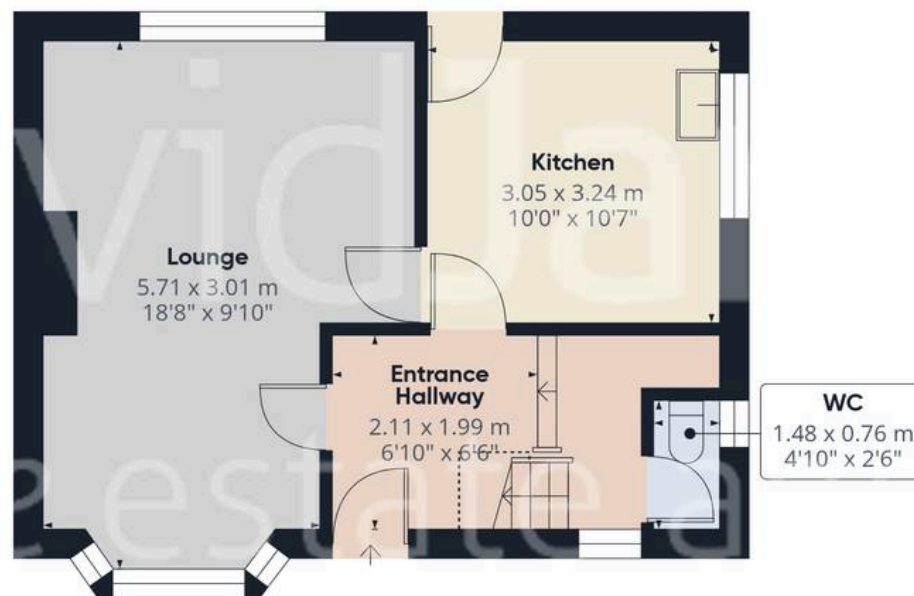












Floor 0 Building 1

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

72.1 m<sup>2</sup>  
775 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>  
7 ft<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## David James Estate Agents

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