



2a George Road, Carlton – NG4 3AE

Guide Price £230,000

DavidJames
the estate agent



2a George Road

Carlton, Nottingham

GUIDE PRICE £230,000–£240,000 Scandi-inspired detached home with no chain! Cosy lounge, superb dining kitchen, 2 beds and stylish bathroom and wet room plus a low-maintenance garden and outbuilding.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached home with Scandinavian-inspired interiors
- Close to excellent nearby amenities and frequent transport links to Nottingham City Centre
- Inviting entrance hall with useful storage
- Cosy lounge with built-in bookshelves and a bright bay window
- Spacious dining kitchen with integrated appliances and French doors
- Fantastic galleried-style landing
- Two welcoming double bedrooms (each with unique character)
- Spa-like bathroom with stylish tiling, a large skylight and a contemporary three-piece suite
- UPVC double glazing and gas central heating
- Low-maintenance rear courtyard with a large outbuilding







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

97.6 m²

1051 ft²

Reduced headroom

1.3 m²

14 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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