

2a George Road, Carlton - NG4 3AE
Guide Price £230,000









## 2a George Road

Carlton, Nottingham

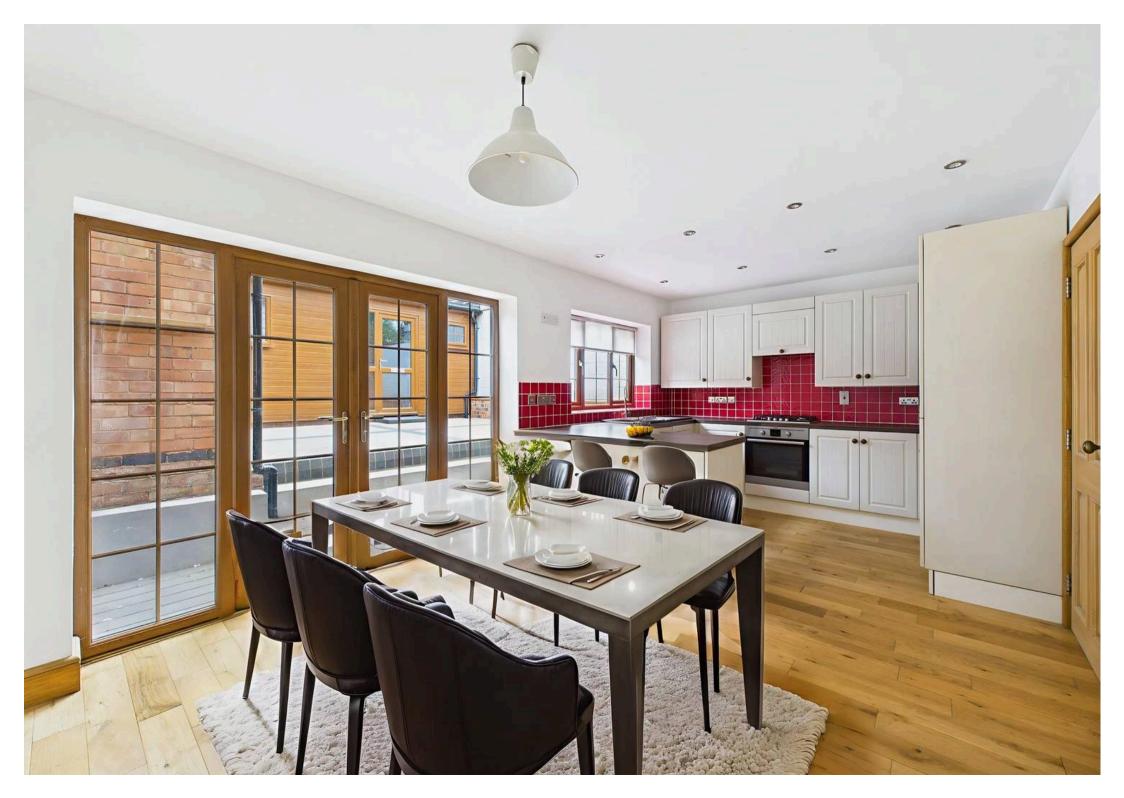
GUIDE PRICE £230,000-£240,000 Scandi-inspired detached home with no chain! Cosy lounge, superb dining kitchen, 2 beds and stylish bathroom and wet room plus a low-maintenance garden and outbuilding. Council Tax band: B

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















DavidJames the estate agent

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

97.6 m<sup>2</sup> 1051 ft<sup>2</sup>

105110

Reduced headroom 1.3 m²

14 ft<sup>2</sup>

Floor 0 Building 1

Floor 1 Building 1



Floor 0 Building 2

(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.

GIRAFFE360



## **David James Estate Agents**

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.