280 Foxhill Road, Carlton - NG4 1QD

Guide Price **£230,000 - £250,000**

David James
the estate agent

280 Foxhill Road

Carlton, Nottingham

GUIDE PRICE £230,000-£250,000 Well-presented 3-bed end-terraced home close to Carlton's amenities! Lounge, breakfast kitchen, en-suite and stylish bathroom plus a low-maintenance garden and driveway!
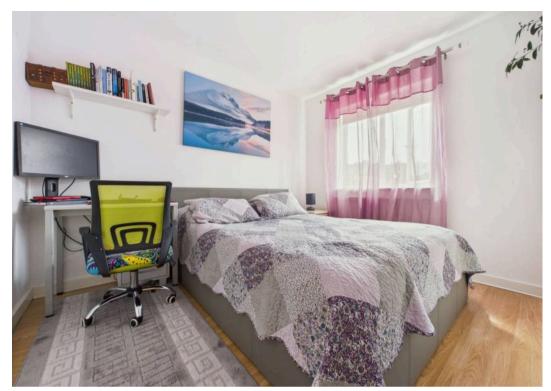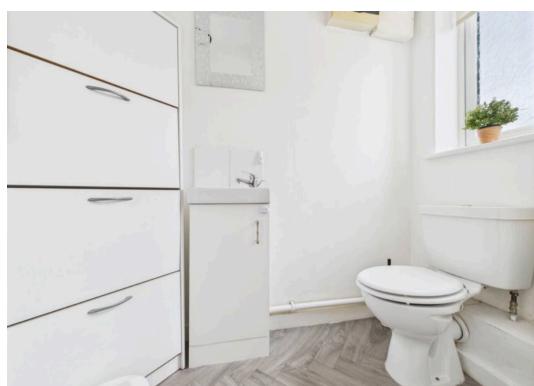Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- End-terraced home within easy reach of local amenities, schools and transport links
- Within easy reach of Carlton's local amenities, popular schools, green spaces and public transport links
- Ideal for first-time buyers, growing families or those simply seeking a convenient location
- Bright lounge/dining room with neutral decor and wood-effect flooring
- Modern fitted kitchen with a breakfast bar and integrated cooking appliances
- Convenient downstairs WC
- Three bedrooms (main bedroom with in-built wardrobe and en-suite shower room)
- Stylish family bathroom with a three-piece suite and vanity unit
- Enclosed and low-maintenance rear garden with a feature covered patio terrace seating area
- Driveway to the rear offering generous off-street parking

Entrance Hallway
1.13 x 3.06 m
3'8" x 10'0"

WC
1.02 x 2.08 m
3'4" x 6'9"

Breakfast-Kitchen
4.96 x 3.08 m
16'3" x 10'1"

Lounge/Dining Room
4.02 x 4.49 m
13'2" x 14'8"

Floor 0

First Floor Landing
0.93 x 3.23 m
3'0" x 10'7"

Bathroom
1.83 x 2.11 m
6'0" x 6'11"

Bedroom Three
2.31 x 2.11 m
7'6" x 6'11"

Bedroom One
2.99 x 3.04 m
9'9" x 9'11"

Bedroom Two
2.51 x 3.04 m
8'2" x 9'11"

En-Suite
2.38 x 1.33 m
7'9" x 4'4"

Floor 1

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Approximate total area[1]
71.2 m²
766 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.

GIRAFFE**360**