



40 Dale Road, Carlton – NG4 1GT

Guide Price **£170,000**

DavidJames
the estate agent



40 Dale Road

Carlton, Nottingham

GUIDE PRICE £180,000 - £195,000 Superb 2-bed terraced house near Carlton Hill's amenities and buses! Superb modern kitchen with feature island, lounge, adjoining additional reception room, bathroom and a low-maintenance garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

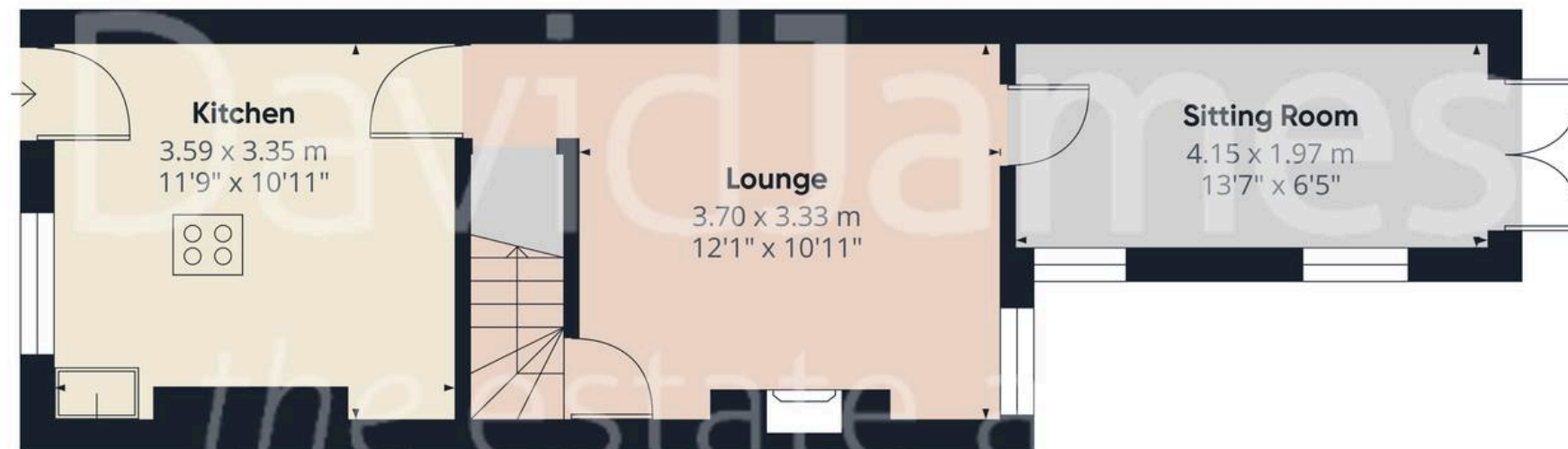
EPC Environmental Impact Rating:

- Mid-terrace house
- A short walk from Carlton's nearby amenities
- An ideal first-time buy or investment purchase
- Frequent bus services nearby to Nottingham City Centre
- Beautiful modern kitchen with integrated appliances and a feature central island
- Good-sized lounge
- Separate versatile sitting room/home office with French doors
- Two first floor bedrooms
- Contemporary bathroom with a four-piece suite (including both a shower cubicle and freestanding feature bath)
- Enclosed rear garden with decked seating, artificial lawn and a useful shed







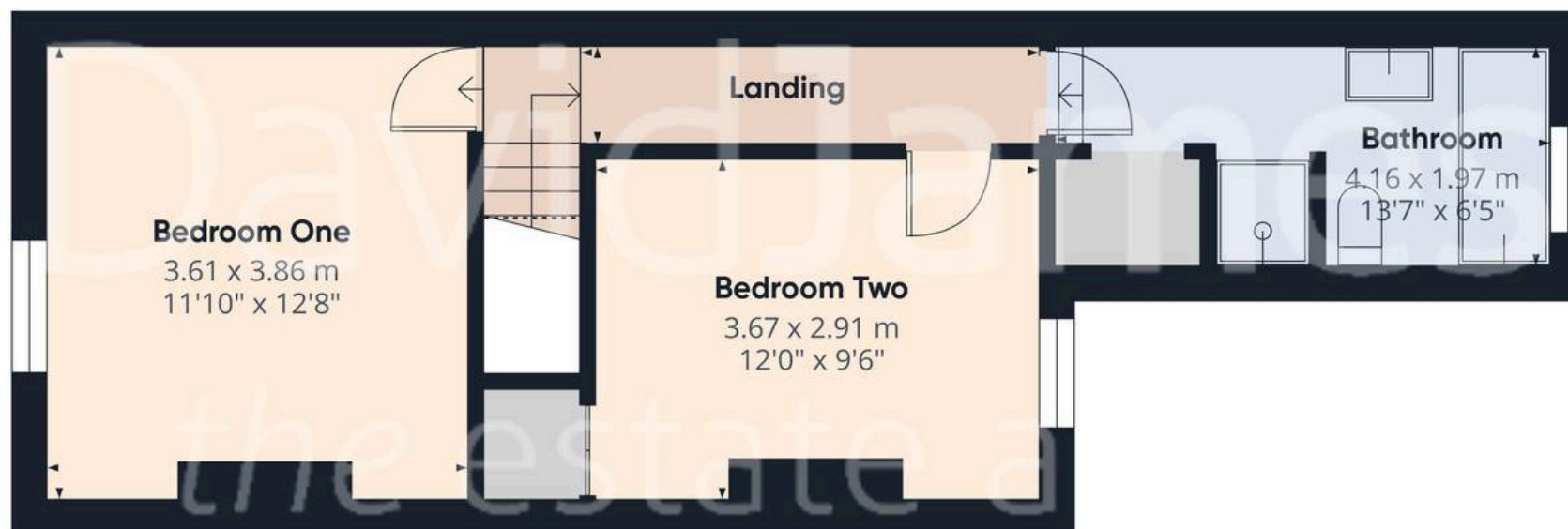


Floor 0

Approximate total area⁽¹⁾

71 m²

763 ft²



Floor 1

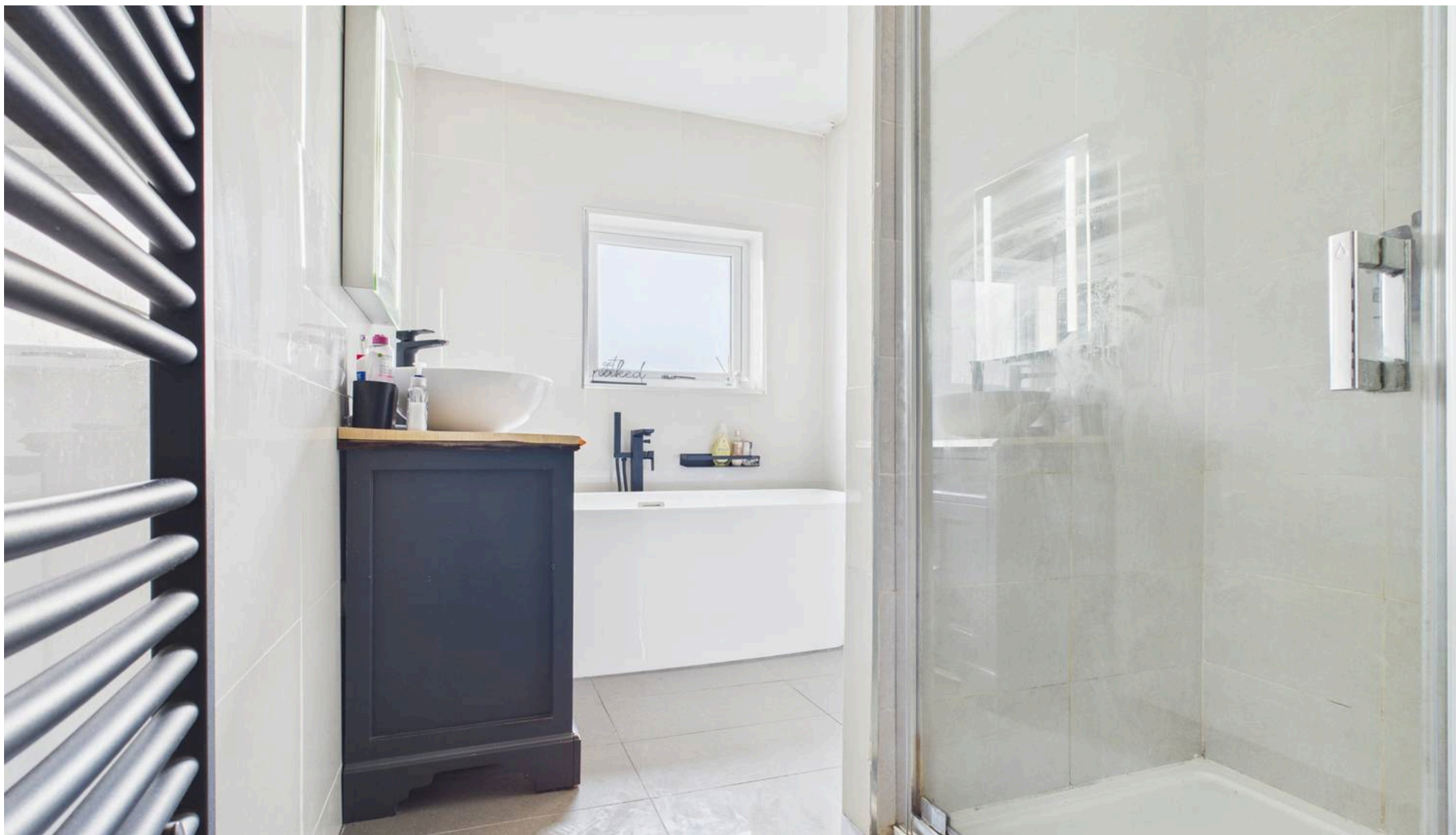
(1) Excluding balconies and terraces

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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