



138 Carlton Hill, Carlton – NG4 1FN

Guide Price **£120,000**

DavidJames
the estate agent



138 Carlton Hill

Carlton, Nottingham

Well-presented ground floor maisonette close to amenities – ideal for first time buyers or downsizers! One bedroom, modern kitchen, bathroom, lounge and conservatory plus a landscaped rear garden.

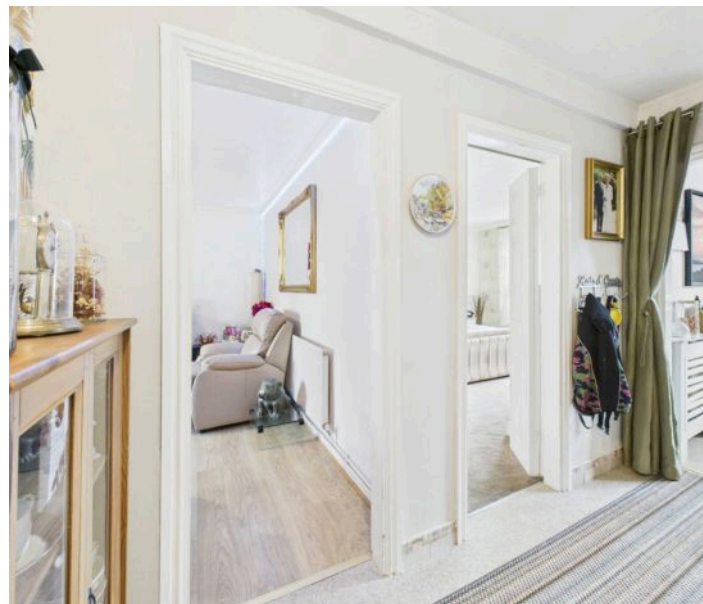
Council Tax band: A

Tenure: Leasehold

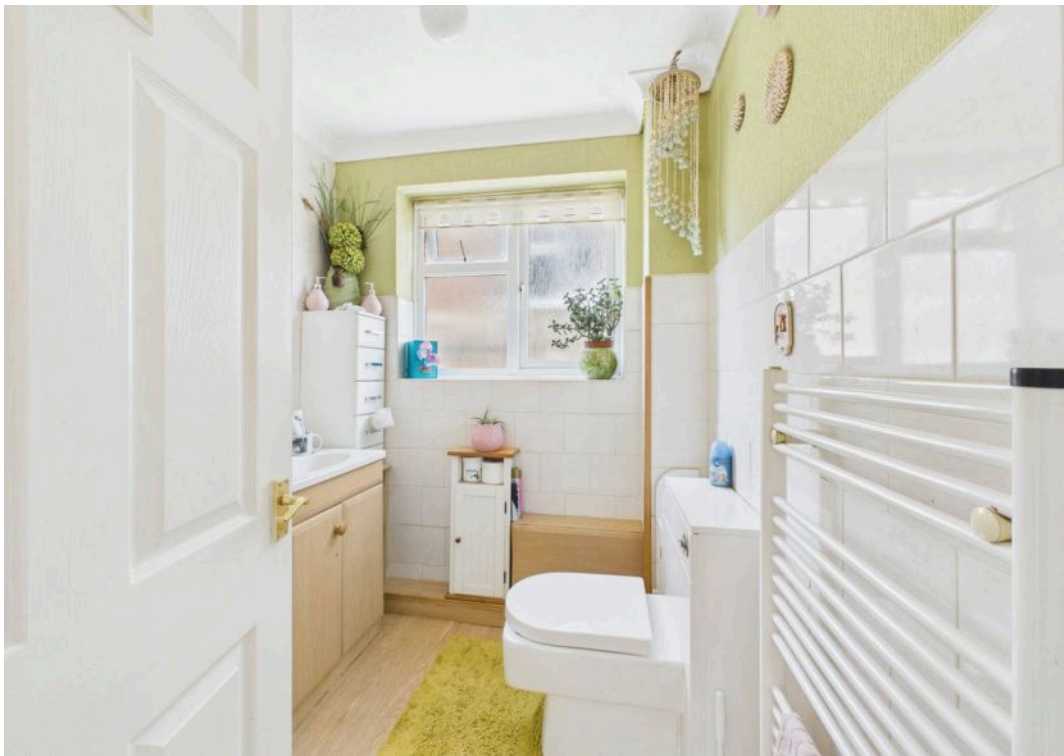
EPC Energy Efficiency Rating: C

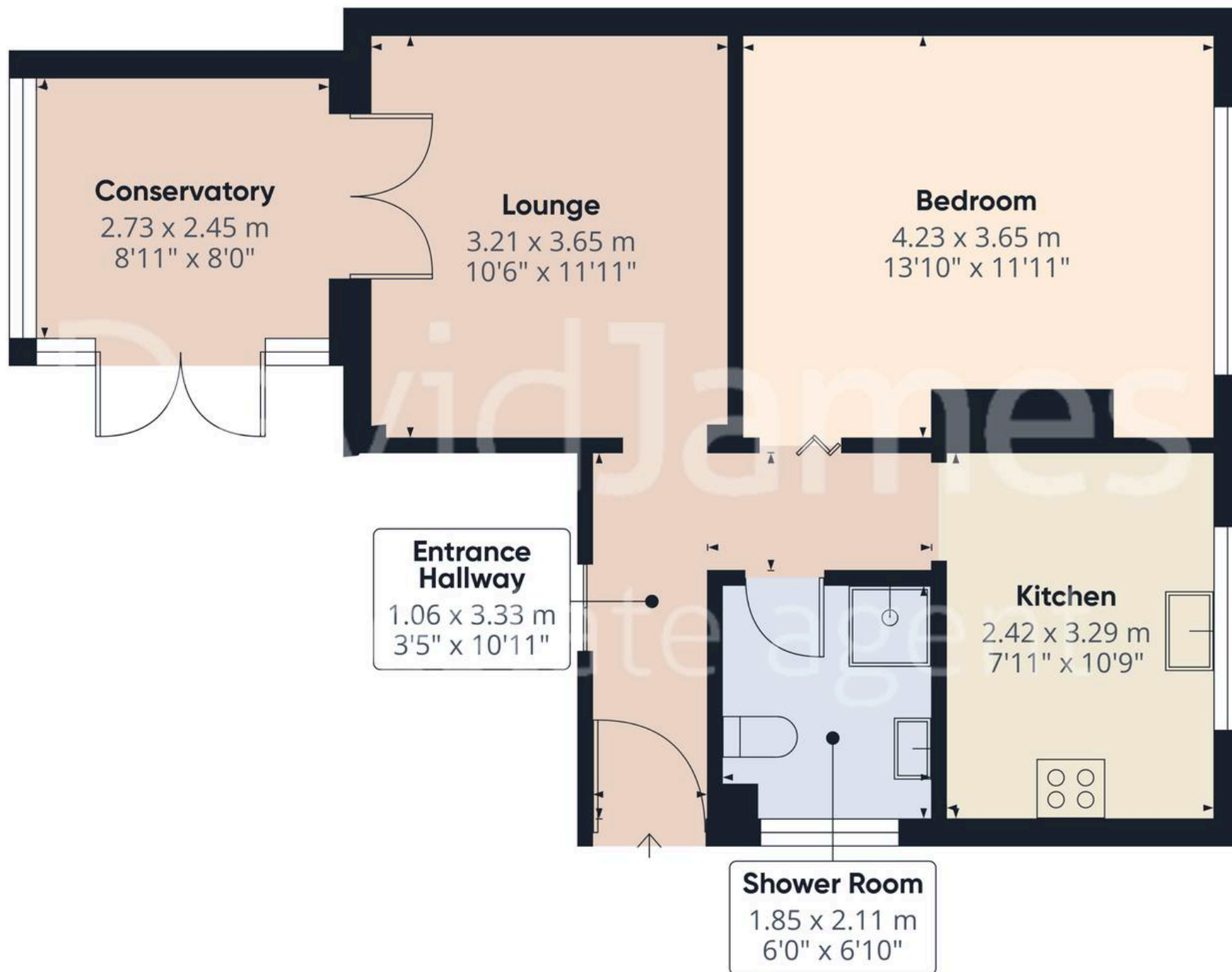
EPC Environmental Impact Rating:

- Well-presented ground floor maisonette
- Ideal for first-time buyers and downsizers
- Close proximity to shops, amenities and excellent transport links
- Spacious lounge with wood finish flooring and French doors onto conservatory
- Conservatory with upgraded roof and access to the rear garden
- Refitted kitchen with matte sage green units and oak-effect worktops
- Generously-sized double bedroom
- Shower room with wood-effect flooring and a three-piece white suite
- Low-maintenance and hard landscaped rear garden with decking, decorative stone and artificial grass
- Brick outbuilding offering useful additional storage









Approximate total area⁽¹⁾

52 m²

560 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.

GIRAFFE360



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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.