



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

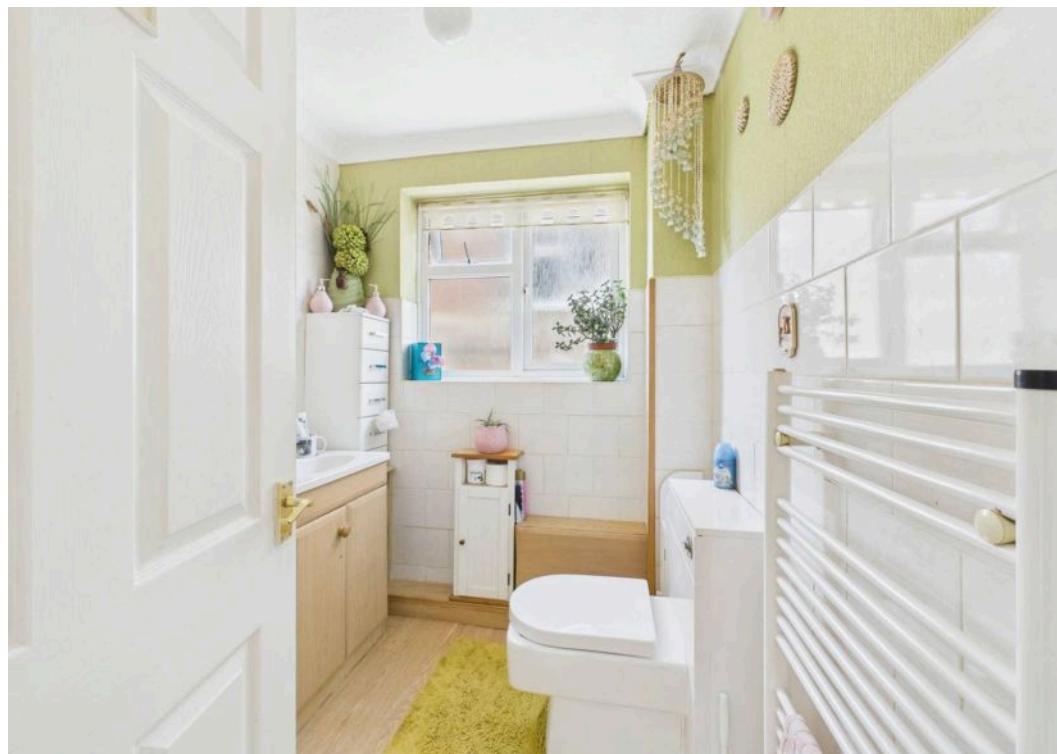
Tenure: Leasehold

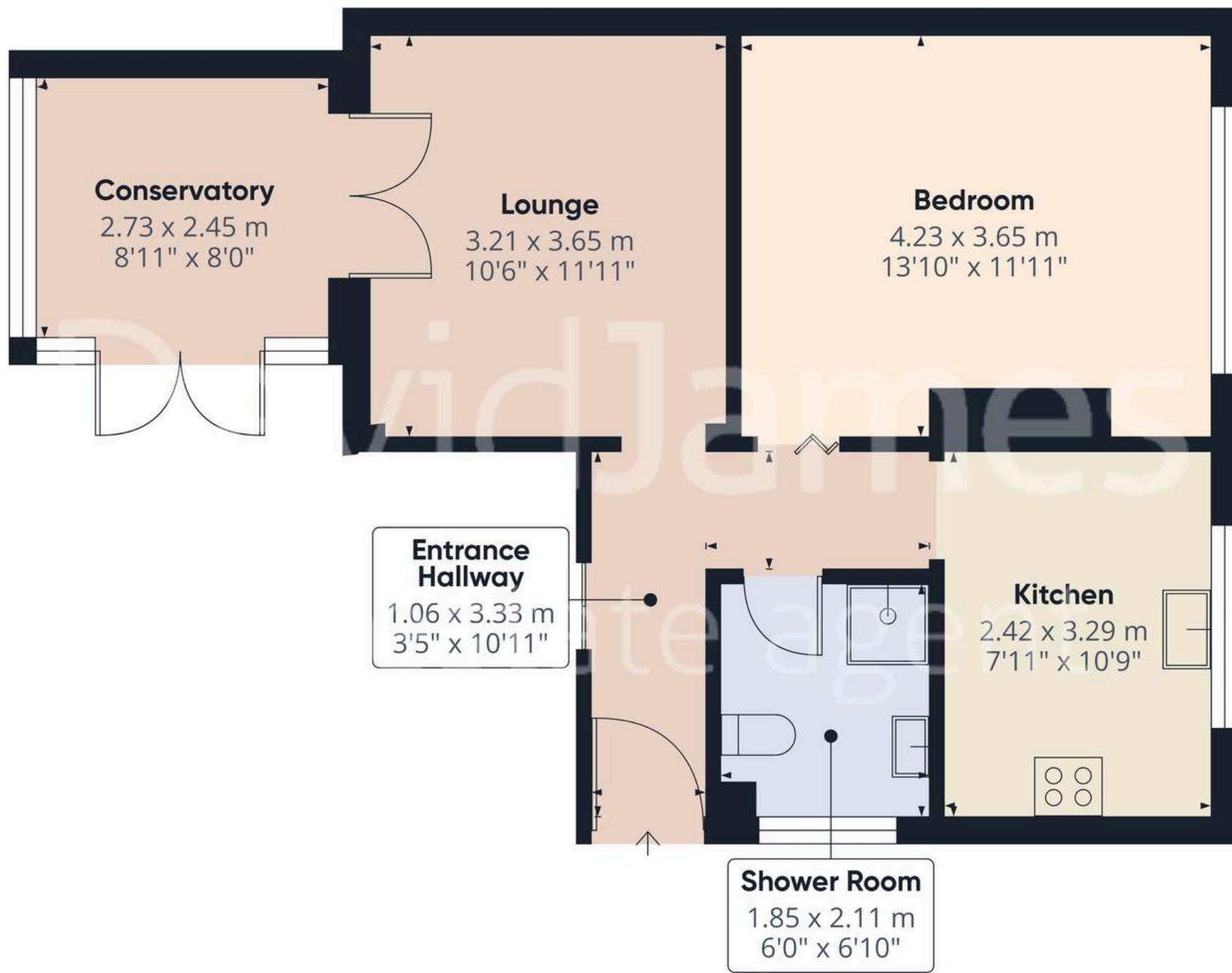
EPC Energy Efficiency Rating: C

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







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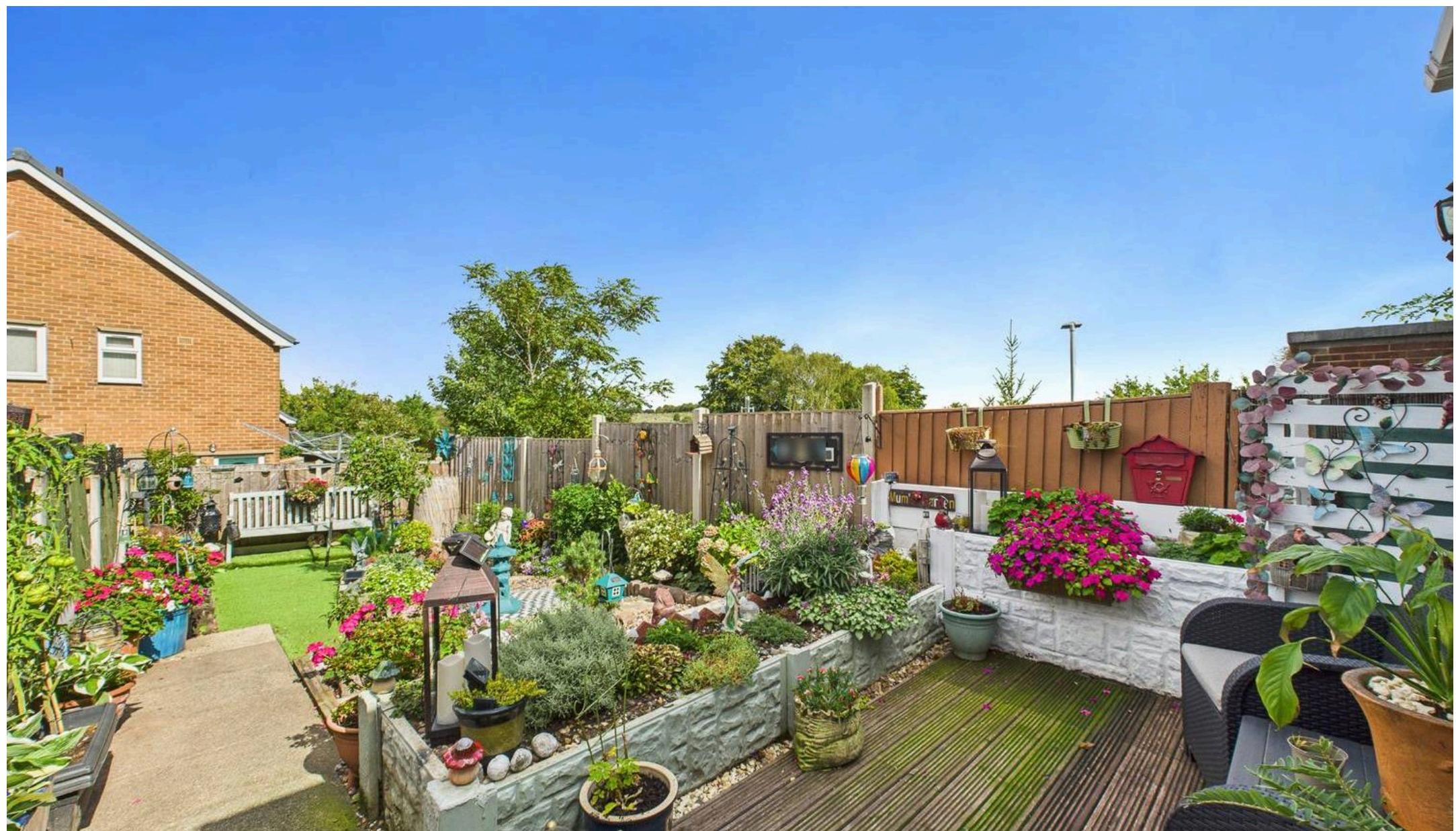
### Approximate total area<sup>(1)</sup>

$$52 \text{ m}^2$$

(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.

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