



18 Marhill Road, Carlton – NG4 3AH

Guide Price **£190,000 – £200,000**





18 Marhill Road

Carlton, Nottingham

GUIDE PRICE £190,000-£200,000 Stylish 2-double bed end-terrace with 2 receptions, modern kitchen, bathroom and en-suite plus garden. Ideal for first-time buyers, professionals and downsizers!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

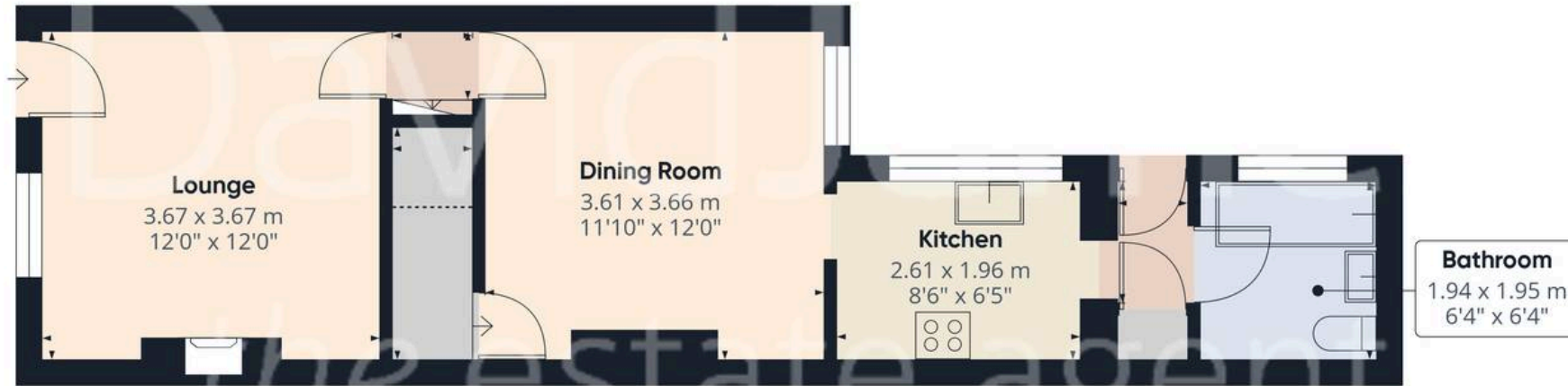
EPC Environmental Impact Rating: E

- Stylish two-bedroom end-terrace house
- Ideal for first-time buyers, professionals and downsizers
- Easy access to local schools, shops & transport links
- Spacious lounge with high ceilings, large window & a feature fireplace
- Separate versatile dining room with understairs storage and garden views
- Modern galley kitchen with integrated oven, hob & space for freestanding appliances
- Ground floor family bathroom/WC with an electric over-bath shower
- Primary double bedroom with an en-suite shower room
- Second double bedroom with decorative feature fireplace
- Good-sized fully enclosed rear garden with a lawn, paved seating area and a timber shed for storage









Floor 0



Floor 1



Approximate total area⁽¹⁾

73.3 m²
789 ft²

Reduced headroom

0.8 m²
9 ft²

(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



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