



## 120 Carlton Road, Nottingham - NG3 2BB

Guide Price £150,000 - £160,000



## 120 Carlton Road

Nottingham, Nottingham

GUIDE PRICE £150,000-£160,000 NO CHAIN! 2 bed terraced home with 2 reception rooms, modern kitchen, bathroom and en-suite plus a low-maintenance outdoor space. Frequent bus services on the doorstep!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

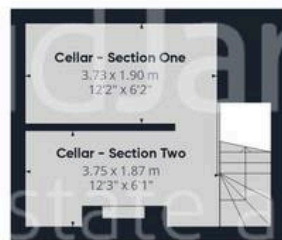
EPC Environmental Impact Rating: D

- Well-presented terraced house
- Offered to the market with no upward chain
- Amenities and frequent bus services to Nottingham City Centre on the doorstep
- Ideally suited to first-time buyers, commuters and investors
- Two versatile reception rooms (lounge and separate dining room)
- Modern fitted kitchen with integrated cooking appliances
- Ground floor bathroom with a three-piece modern white suite and electric shower
- Cellar providing valuable additional storage space
- Two first floor bedrooms (rear bedroom with an en-suite shower room)
- South-easterly facing low-maintenance yard to the rear









Floor 0



Floor 1

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

90 m<sup>2</sup>

969 ft<sup>2</sup>

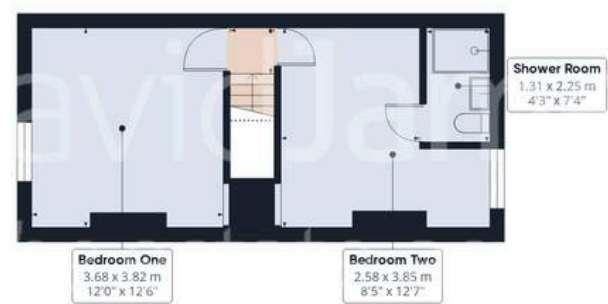
(1) Excluding balconies and terraces

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



Floor 2





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