



423 Carlton Hill, Carlton – NG4 1HW

Guide Price **£190,000**

DavidJames
the estate agent



423 Carlton Hill

Carlton, Nottingham

GUIDE PRICE £190,000-£200,000 CHARMING BAY-FRONTED HOME WITH SOUTHERLY REAR GARDEN AND NO CHAIN! Cosy lounge, separate dining room & large bathroom in walking distance of Carlton's shops & bus links!

Council Tax band: B

Tenure: Freehold

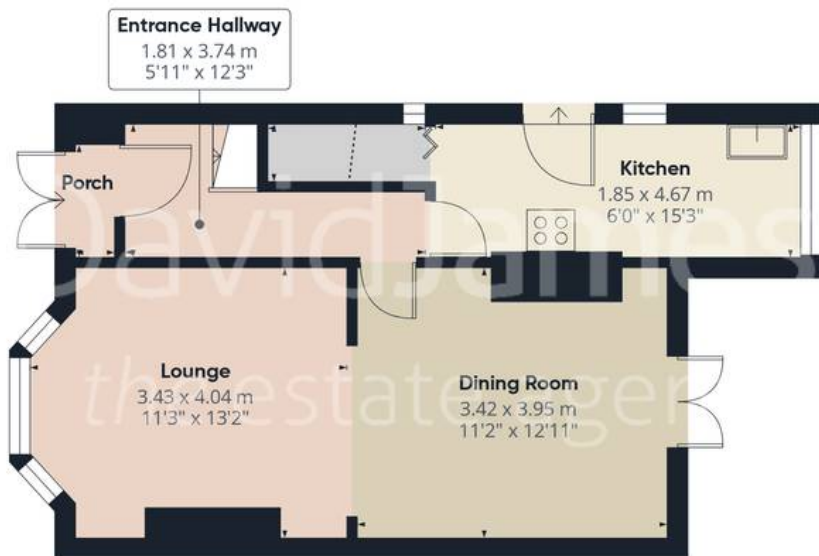
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

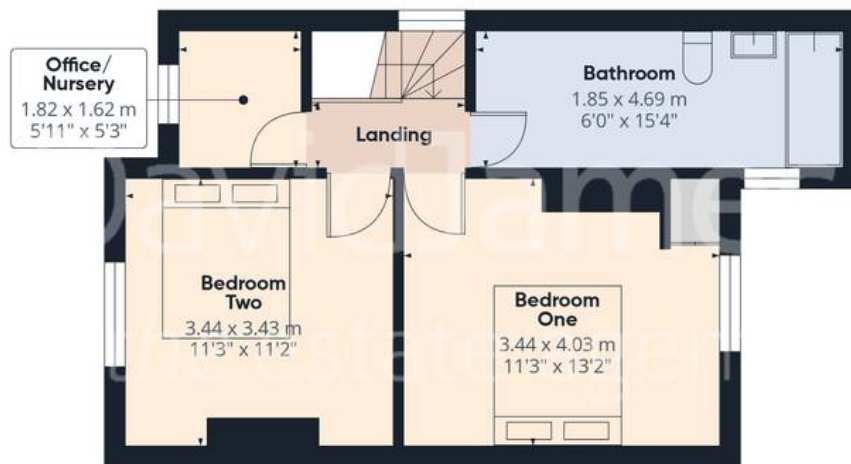
- Chain free traditional semi-detached home
- Exciting opportunity for first time buyers and investors
- Close to Carlton's shops, amenities and bus links into Nottingham City Centre
- Practical porch and welcoming hallway
- Charming lounge featuring a beautiful bay window with fire and hearth
- Separate spacious dining room with feature French doors overlooking the rear garden
- Fitted kitchen with wood-effect units and space for freestanding appliances
- Three bedrooms (including two good-sized double bedrooms)
- Generously sized bathroom fitted with a white three-piece suite
- Lovely southerly-facing rear garden with patio, lawn and useful outdoor store







Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

80.3 m²

864 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



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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.