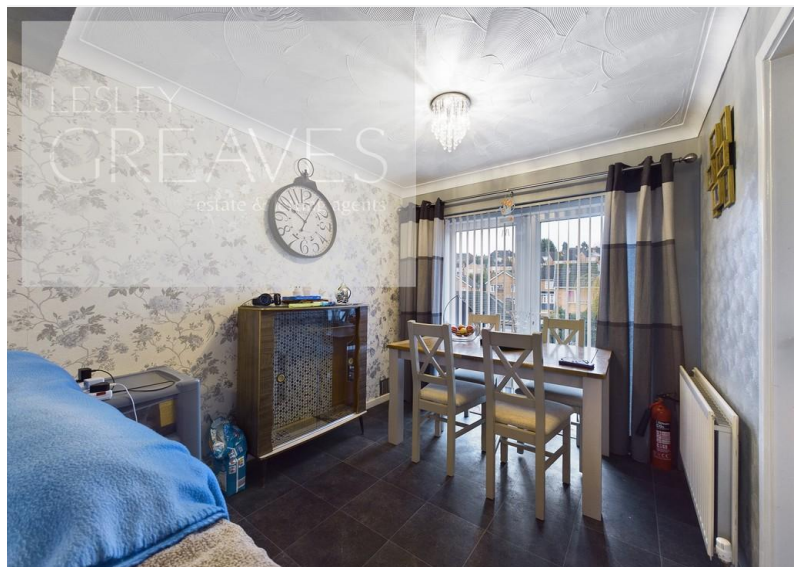




Guide Price £230,000-£240,000

Southcliffe Road, Carlton, Nottingham NG4 1ES

EPC Rating E



Well presented detached family home with driveway and garage. In brief the accommodation spans two floors and comprises an entrance hallway with stairs to the first floor and door to the living room which has a picture window to the front, a gas fire suite and open plan to a dining area with French doors onto the rear garden and a door to the kitchen. The kitchen has a range of modern white units, a fitted oven, gas hob, spaces for a fridge freezer, dishwasher and washing machine. There is also a door to the rear garden. The first floor landing has a built in storage cupboard housing the boiler, access to the loft, doors to all three bedrooms and to the bathroom which is a white suite with an electric shower over the bath. To the rear of the property is a decked patio area and steps leading down to lawn garden where a useful basement space is accessible from. Carlton is popular residential area is close to a wide range of amenities. It includes schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres.

- Freehold

ENTRANCE HALL 9' 1" x 2' 7" plus recess (2.77m x 0.79m)

LOUNGE/DINER 21' 11" x 13' 10" to the maximum points (6.68m x 4.22m)

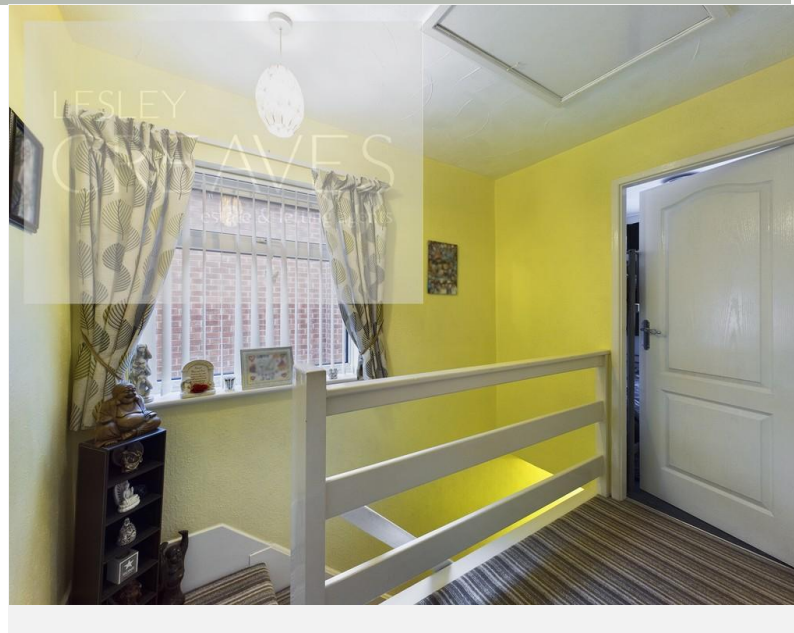
KITCHEN 8' 7" x 8' 3" (2.62m x 2.51m)

BEDROOM ONE 12' 7" x 10' 2" to the maximum (3.84m x 3.1m)

BEDROOM TWO 10' 0" x 8' 9" (3.05m x 2.67m)

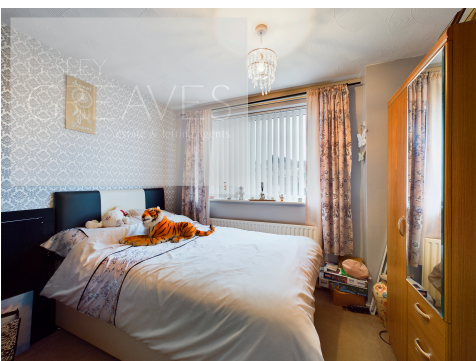
BEDROOM THREE 7' 2" x 6' 3" (2.18m x 1.91m)

BATHROOM 6' 4" x 5' 4" (1.93m x 1.63m)

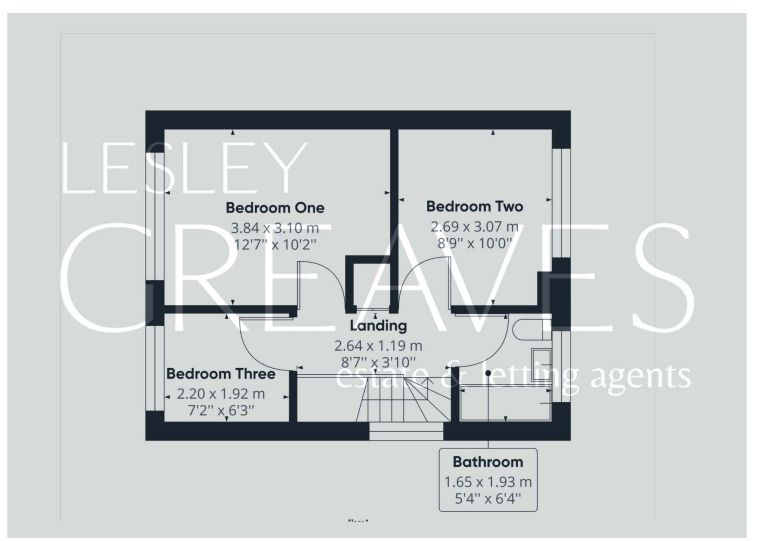
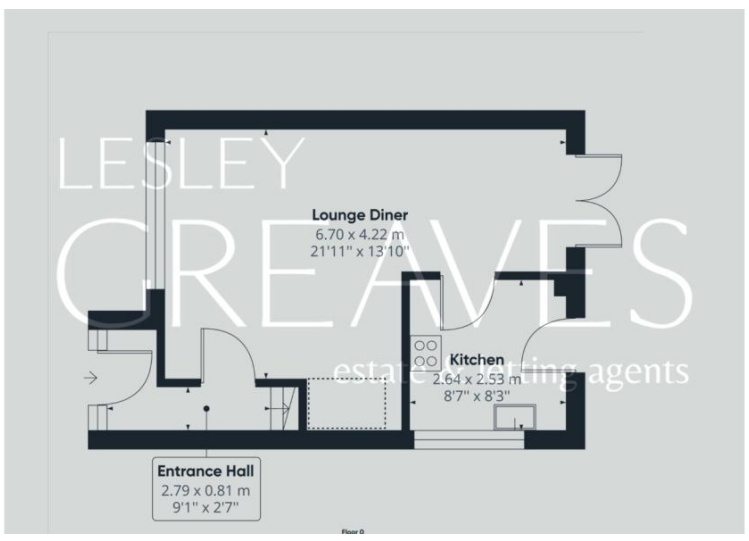


LESLEY GREAVES

estate & letting agents



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 39 E | |
| 21-38 | F | | |
| 1-20 | G | | |



COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

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0115 987 7337

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Company Registration Number: 5773186 | VAT Number: 917862296