





Guide Price £160,000

Fraser Road, Carlton, Nottingham NG4 1NQ

EPC Rating D





An opportunity to purchase a renovation project, the property has been partially converted with scope for further improvements required. In brief the property has two bedrooms, family bathroom and family kitchen/lounge. The current owners were looking to finish off the project but due to personal circumstances this has not been possible. Subject to planning there could be the option to convert the loft space into two further rooms. We are also led to believe there was a lapsed planning application that was previously granted for the property to be demolished and further development, any interested party must seek legal advise and contact the local council to confirm any possible planning or future development before offering on the property. 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

KITCHEN/FAMILY ROOM 11' 9" x 20' 4" (3.59m x 6.20m)

HALLWAY 331' 4" x 14' 6" (101m x 4.42m)

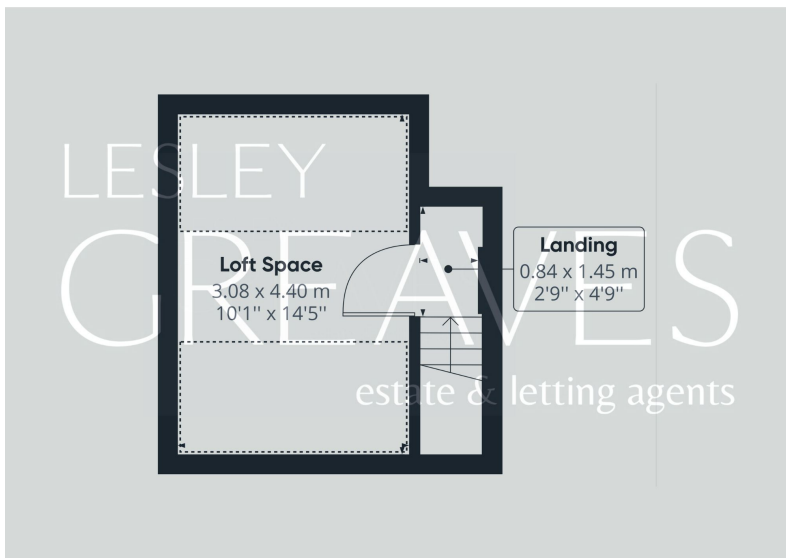
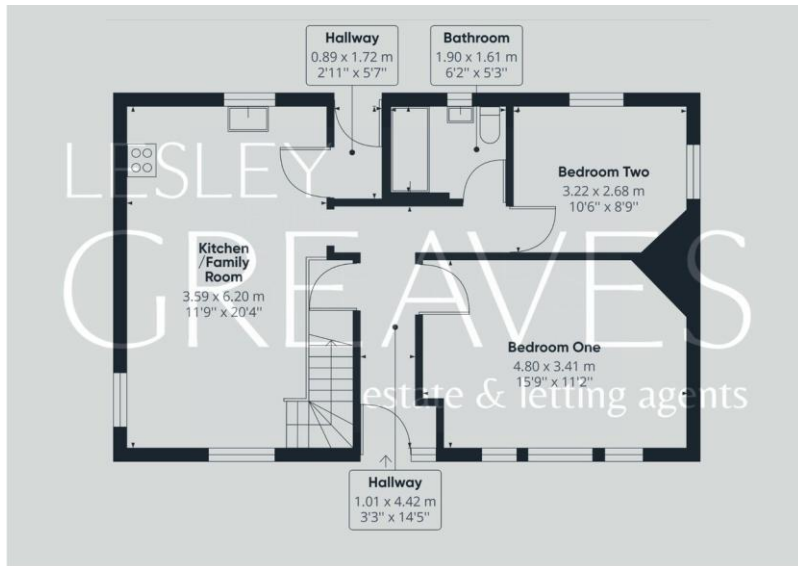
BATHROOM 6' 2" x 5' 3" (1.90m x 1.61m)

BEDROOM ONE 15' 8" x 11' 2" (4.80m x 3.41m)

BEDROOM TWO 10' 6" x 8' 9" (3.22m x 2.68m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

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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.



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