



£200,000

Cavendish Drive, Carlton, Nottingham NG4 3DX

EPC Rating C



Beautifully presented semi detached house with a garage located within a block. In brief the modernised accommodation comprises an entrance lobby with stairs to the first floor and laminate flooring which continues through to the bow fronted living room, with built in storage, and to the kitchen. The kitchen has a fitted oven, hob, extractor, spaces for further free standing appliances and a door leading to the rear garden. To the first floor are three bedrooms, with fitted shutters and access to the loft from bedroom one, a modern bathroom with a mains fed shower over the bath. There are low maintenance and enclosed gardens to both the front and rear with gated access to both. 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 3' 11" x 3' 9" (1.19m x 1.14m)

LIVING ROOM 14' 3" x 11' 4" maximum (4.34m x 3.45m)

KITCHEN 14' 3" x 10' 3" (4.34m x 3.12m)

BATHROOM 7' 7" x 5' 6" (2.31m x 1.68m)

BEDROOM ONE 12' 5" x 8' 7" (3.78m x 2.62m)

BEDROOM TWO 12' 1" x 8' 2" (3.68m x 2.49m)

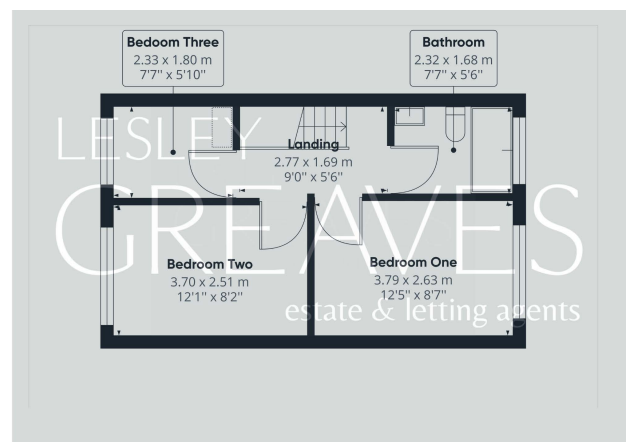
BEDROOM THREE 7' 7" x 5' 10" (2.31m x 1.78m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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COUNCIL TAX BAND: B

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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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