



£170,000

Fraser Road, Carlton, Nottingham NG4 1NQ

EPC Rating E



Modern semi-detached house with off street parking offered for sale with no upward chain. In brief, the accommodation comprises a high gloss kitchen with plumbing for a washing machine, built in oven, hob, extractor and breakfast bar, under-stair storage cupboard and enclosed staircase to the first floor. The kitchen is open plan to the living room which has French doors onto the low maintenance garden at the rear. To the first floor are two double bedrooms and a bathroom with a mains fed shower over the bath. 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
- Council tax band B

OPEN PLAN KITCHEN LIVING ROOM 27' 7" x 12' 8" maximum (8.41m x 3.86m)

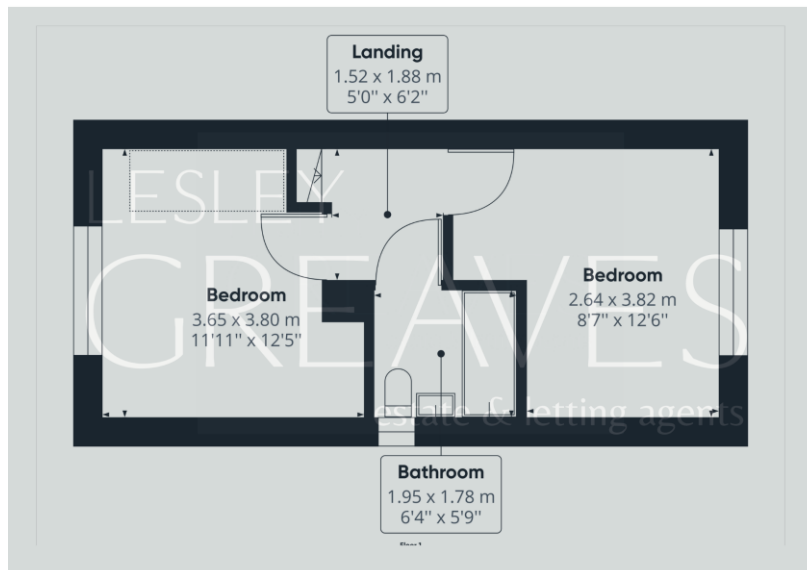
BATHROOM 6' 4" x 5' 9" (1.93m x 1.75m)

BEDROOM ONE 12' 5" x 11' 11" maximum measurements(3.78m x 3.63m)

BEDROOM TWO 12' 6" x 8' 7" plus recess (3.81m x 2.62m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

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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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