

Offers Over £200,000

Baird Parker Drive, Carlton, Nottingham NG4 1GQ

EPC Rating C



Well presented, modernised three storey semi-detached house. In brief the accommodation comprises a tiled entrance hall with storage cupboard, with plumbing for a WC, a modern re-fitted kitchen, complete with appliances, living room with French doors onto the rear garden. To the first floor is the family bathroom and two bedrooms. The master bedroom with modern fitted wardrobes and an en-suite shower room occupy the second floor. There is block paved parking to the front, gated access at the side leading to an enclosed garden with lawn, paved patio area and a shed. 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 B

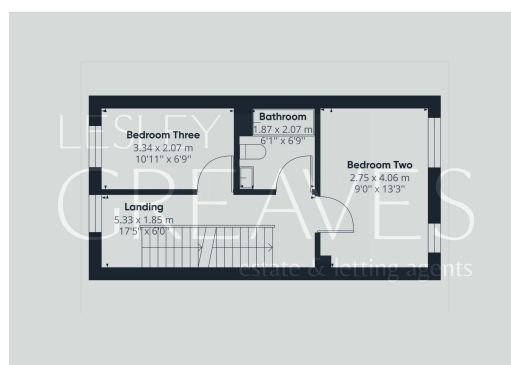
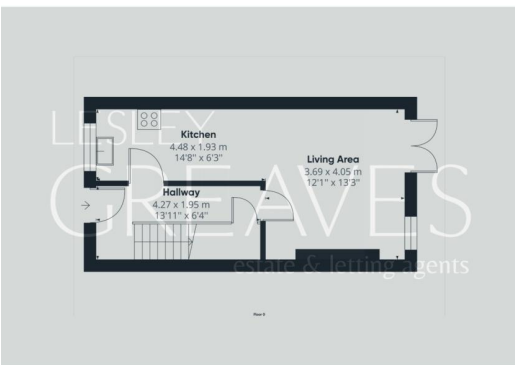
- KITCHEN 14' 8" x 6' 3" (4.47m x 1.91m)
- LIVING ROOM 13' 3" x 12' 1" (4.04m x 3.68m)
- BATHROOM 6' 9" x 6' 1" (2.06m x 1.85m)
- BEDROOM TWO 13' 3" x 9' 0" (4.04m x 2.74m)
- BEDROOM THREE 10' 11" x 6' 9" (3.33m x 2.06m)
- MASTER BEDROOM 16' 9" x 9' 1" (5.11m x 2.77m)
- EN-SUITE 6' 6" x 5' 7" (1.98m x 1.7m)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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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