



£190,000

Campbell Drive, Carlton, Nottingham NG4 1RD

EPC Rating D



Semi detached house occupying a generous mature plot with driveway providing off street parking at the front and side. This property is being offered for sale with no upward chain and presents a great opportunity for modernisation and extension, subject to the necessary planning permission. In brief, the entrance hall with stairs to the first floor, has doors to the bay fronted living room at the front and dining room at the rear which leads to the kitchen. To the first floor is a shower room, separate WC and three good size bedrooms.

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 14' 2" x 5' 6" (4.32m x 1.68m)

LIVING ROOM 15' 5" x 13' 11" maximum measurements, into recess (4.7m x 4.24m)

DINING ROOM 12' 3" x 8' 1" (3.73m x 2.46m)

KITCHEN 9' 2" x 7' 2" (2.79m x 2.18m)

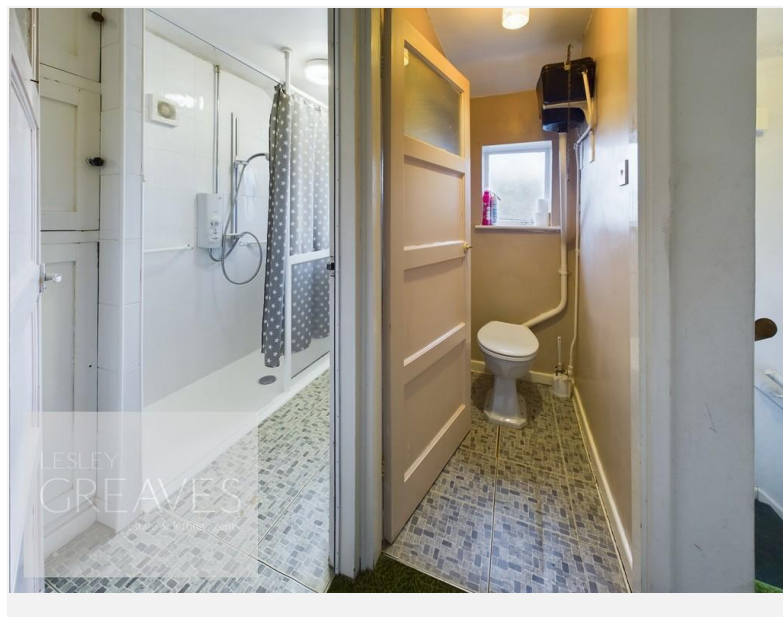
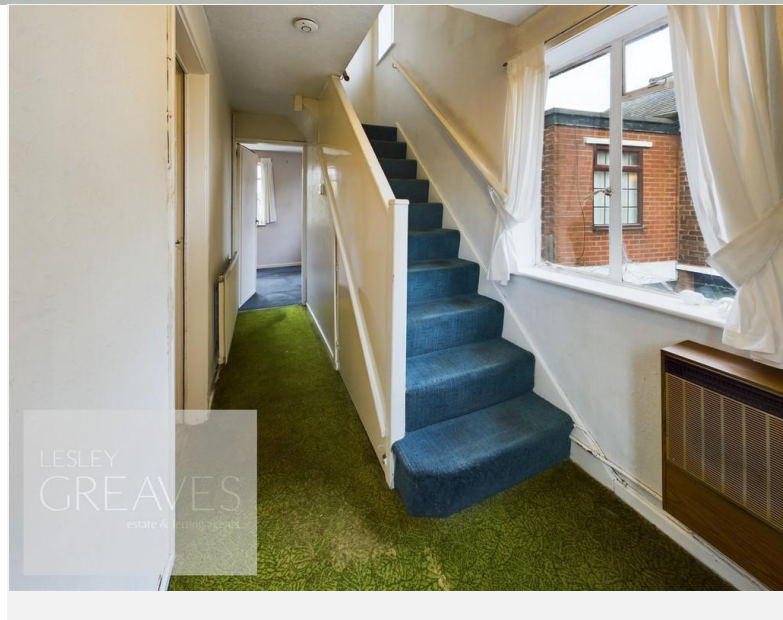
BEDROOM ONE 13' 2" x 10' 2" (4.01m x 3.1m)

BEDROOM TWO 11' 10" x 9' 2" (3.61m x 2.79m)

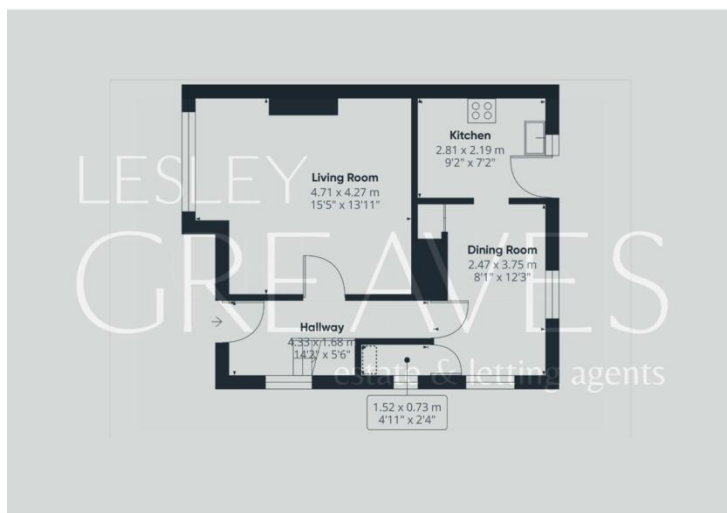
BEDROOM THREE 10' 1" x 9' 4" maximum into recess (3.07m x 2.84m)

SHOWER ROOM 7' 7" x 4' 11" (2.31m x 1.5m)

WC 4' 7" x 2' 10" (1.4m x 0.86m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	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.

