

£250,000

Marwood Road, Carlton, Nottingham NG4 3PU

EPC Rating D



Well presented semi detached family home complete with driveway and garage.

To the ground floor is an entrance hallway with stairs to the first floor, a kitchen breakfast room fitted with a range of units, a breakfast bar, fitted oven, gas hob, extractor, integrated washing machine and space for a fridge freezer. There is also a dining room to the rear and a bay fronted living room with feature living flame gas fire to the front.

To the first floor is a two piece white bathroom with and electric shower over the bath, separate WC, three bedrooms with built in storage to bedroom two and a feature cast iron fireplace to bedroom one.

The rear garden is landscaped with a paved patio area, lawn and has useful brick built outhouses.

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

ENTRANCE HALL 11' 3" x 6' 1" (3.43m x 1.85m)

LIVING ROOM 14' 7" into recess and bay x 12' 1" (4.44m x 3.68m)

DINING ROOM 10' 8" x 9' 9" (3.25m x 2.97m)

KITCHEN 12' 7" x 8' 4" (3.84m x 2.54m)

BEDROOM ONE 12' 11" x 11' 10" into recess (3.94m x 3.61m)

BEDROOM TWO 10' 11" x 10' 8" (3.33m x 3.25m)

BEDROOM THREE 8' 11" x 7' 5" (2.72m x 2.26m)

BATHROOM 7' 4" x 5' 5" (2.24m x 1.65m)

WC 4' 2" x 2' 6" (1.27m x 0.76m)

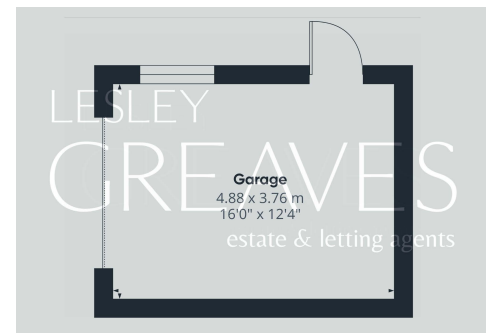
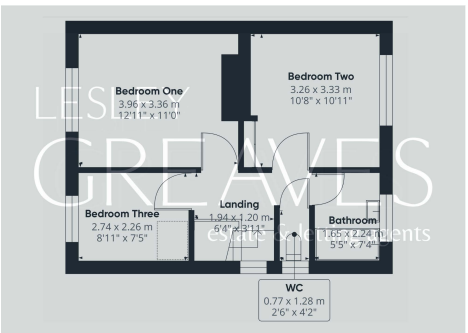
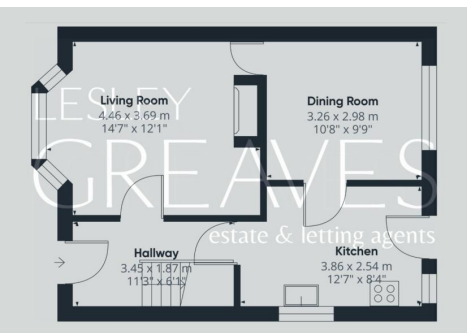
GARAGE 16' 0" x 12' 4" (4.88m x 3.76m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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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