



Offers In Region Of £140,000

Westdale Lane, Carlton, Nottingham NG4 3NW

EPC Rating C



Ground floor maisonette located in well maintained small block complete with personal front door and with public transportation on your doorstep. Carlton is popular residential area is close to a wide range of amenities. It includes schools, local shopping areas, supermarkets, playing fields and two leisure centres.

In brief, the accommodation comprises an entrance hallway, a bow fronted living room, white kitchen fitted with an oven, gas hob, extractor and integrated fridge freezer. There is also under counter space for washing machine. An inner hallway with further built in storage has doors to the two bedrooms and to the shower room. There is a garden to the front and to the rear is a garage within a block and well tended communal gardens beyond.

- Leasehold
- Council tax band A

The lease runs for 99 years from November 1978

ENTRANCE HALL 8' 1" x 3' 7" (2.46m x 1.09m)

LIVING ROOM 15' 5" x 10' 2" (4.7m x 3.1m)

KITCHEN 9' 4" x 7' 10" (2.84m x 2.39m)

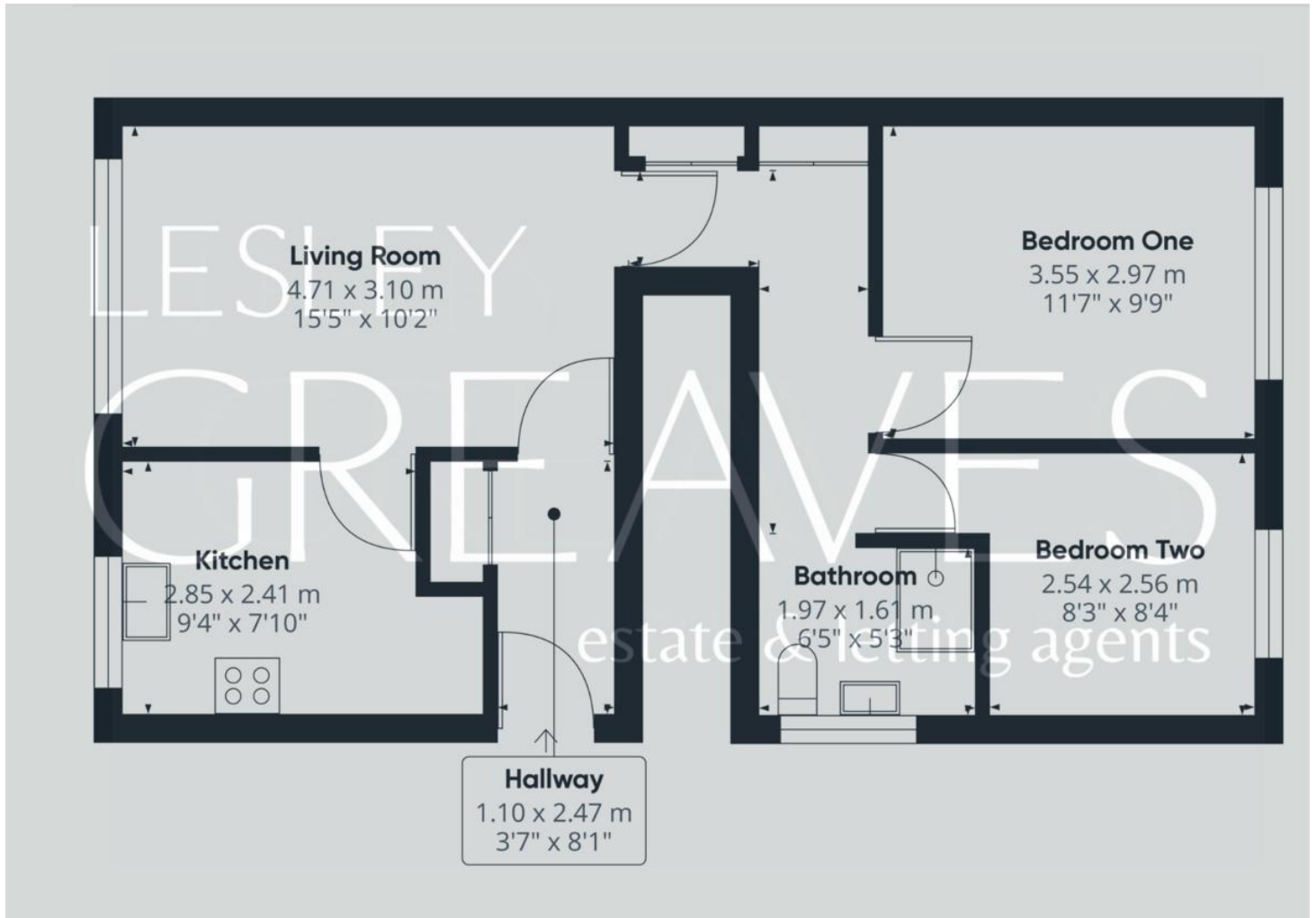
BEDROOM ONE 11' 7" x 9' 9" (3.53m x 2.97m)

BEDROOM TWO 8' 4" x 8' 3" (2.54m x 2.51m)

SHOWER ROOM 6' 5" x 5' 3" (1.96m x 1.6m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: A

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

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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.

