



2 Marhill Road, Carlton – NG4 3AH

Guide Price **£170,000**

David James
the estate agent



2 Marhill Road

Carlton, Nottingham

Semi-detached two bed house in excellent location, with no chain it's ideal for first time buyers or investors. Fitted kitchen, two spacious reception rooms and a good-sized west-facing rear garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Semi-detached house
- Offered to the market with no upward chain
- Ideal for a first-time buyer or investor
- Within easy reach of Carlton and Netherfield's amenities
- Nearby bus services to Nottingham City Centre
- Good-sized lounge and separate versatile dining room
- Kitchen with space for freestanding appliances
- Two first floor double bedrooms
- Bathroom with a three-piece suite and an electric shower
- Enclosed westerly-facing rear garden







Floor 0

Approximate total area⁽¹⁾

78.18 m²

841.53 ft²

Reduced headroom

0.29 m²

3.11 ft²



Floor 1

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.