



2 Marhill Road, Carlton – NG4 3AH

Guide Price **£170,000**

DavidJames
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









Approximate total area⁽¹⁾

78.18 m²

841.53 ft²

Reduced headroom

0.29 m²

3.11 ft²



(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.

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