



£215,000

Fraser Road, Carlton, Nottingham NG4 1NQ

EPC Rating C



A mostly modernised semi-detached family home, with scope for further improvements.

In brief, there's an entrance hallway with a useful area for coats and shoes and stairs to the first floor. A downstairs WC with wash hand basin. A shaker style kitchen with a doorway to the dining room and to the rear garden. The kitchen is fitted with a double oven, gas hob and extractor. There are under-counter spaces for a fridge, freezer, washing machine. The living room has an opening into the dining room.

To the first floor are three good size bedrooms and a modern bathroom, with a mains fed shower over the bath.

To the front is a tiered garden with steps and a decked area and to the rear is a lawn garden, tiled patio area and a shed. There are also two useful outhouse, one fitted with a sink.

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.

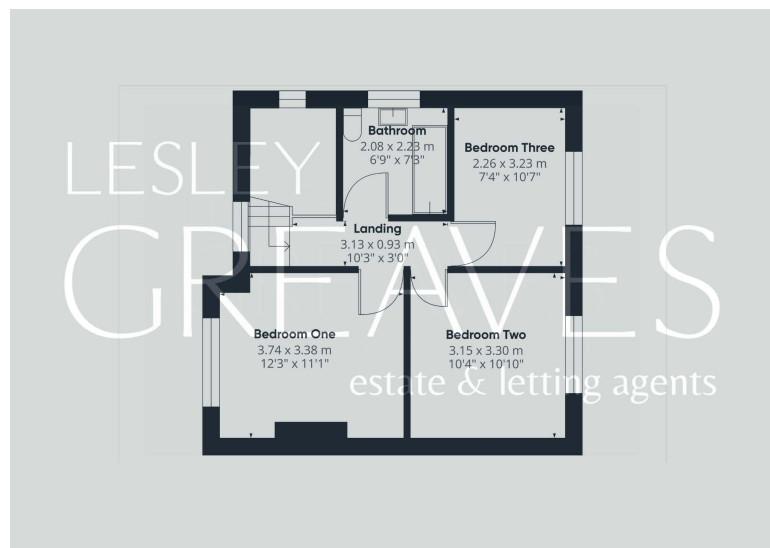
- Freehold
- Council tax band B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	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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