



642 Carlton Road, Nottingham - NG3 7AE

Guide Price **£240,000 - £250,000**





642 Carlton Road

Nottingham, Nottingham

3-bed detached house on a convenient street near amenities. Open plan kitchen/dining area, lounge with fireplace, conservatory, large garden, garage. Gas heating, double glazing. Ideal family home.

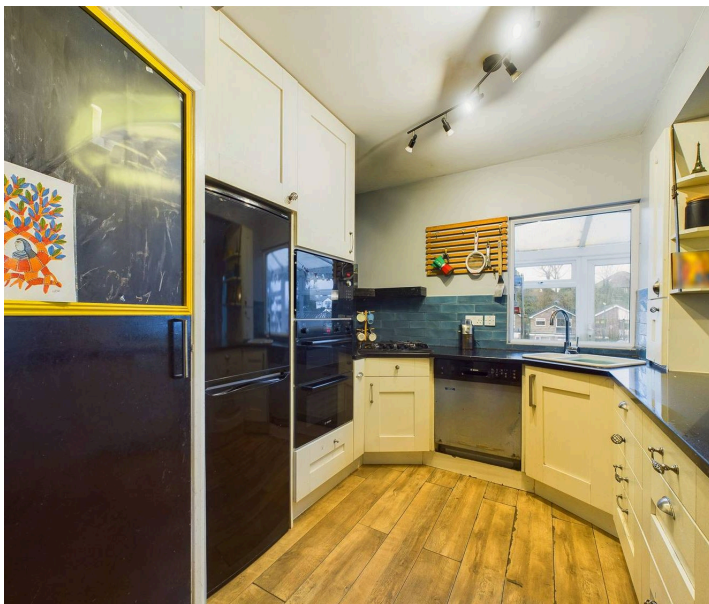
Council Tax band: C

Tenure: Freehold

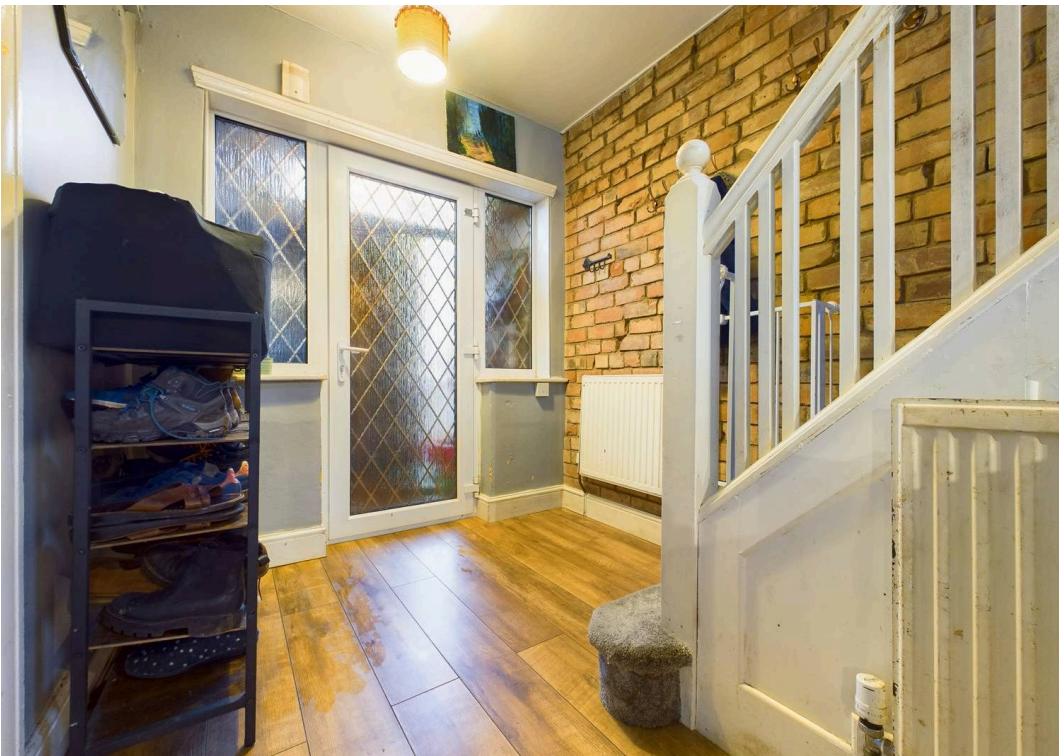
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached family home
- Welcoming lounge with large bay window to the front and exposed brickwork fireplace
- Breakfast kitchen with solid black quartz worktops and a breakfast bar
- Lean-to conservatory with direct access to garden
- Large open plan dining/kitchen area
- Separate downstairs Wc and family bathroom on the first floor
- Three bedrooms
- Gas combi boiler and UPVC double glazing throughout
- Large tiered rear garden with potential for landscaping
- Detached garage at rear of property with hard standing for additional vehicles

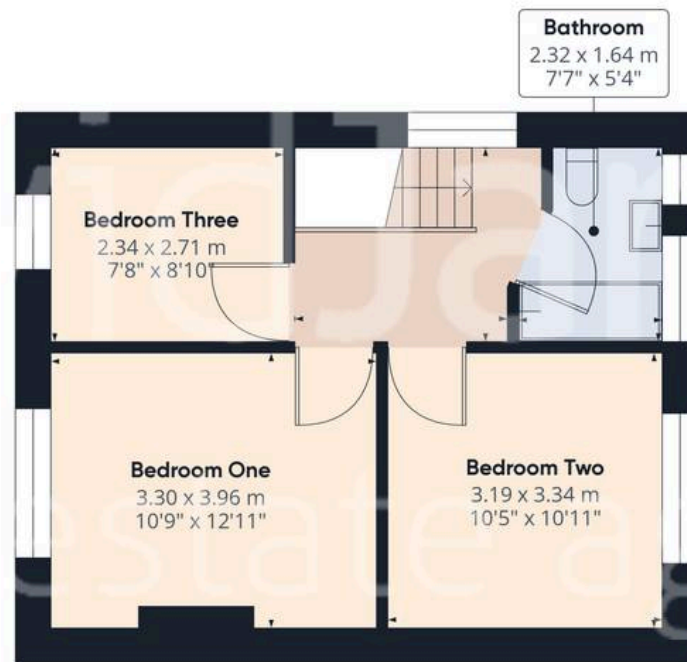








Floor 0 Building 1



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Approximate total area⁽¹⁾

91.37 m²
983.49 ft²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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