



**3 Fraser Road, Carlton – NG4 1NH**

Guide Price **£215,000**

**DavidJames**  
the estate agent





## 3 Fraser Road

Carlton, Nottingham

Attractive 2-bed semi-detached home close to excellent amenities! Bright lounge, refitted dining kitchen, 2 double beds, modern bathroom & a generous rear garden plus off-street parking. A must-view!

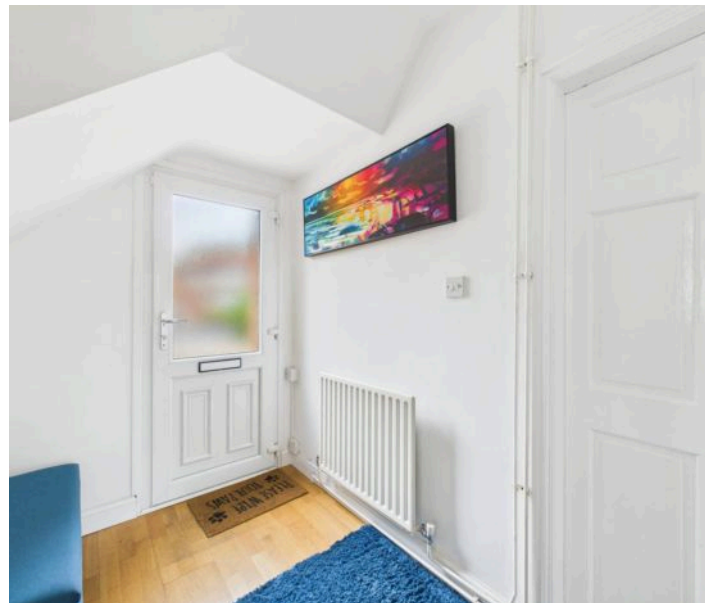
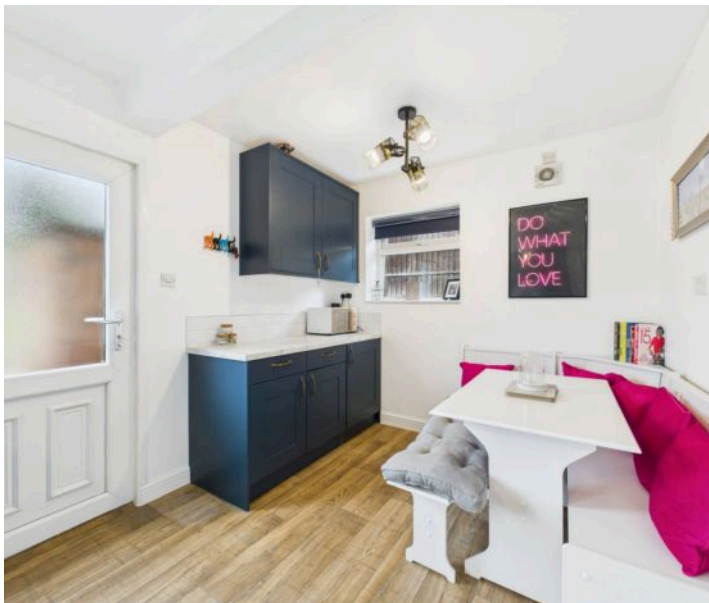
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

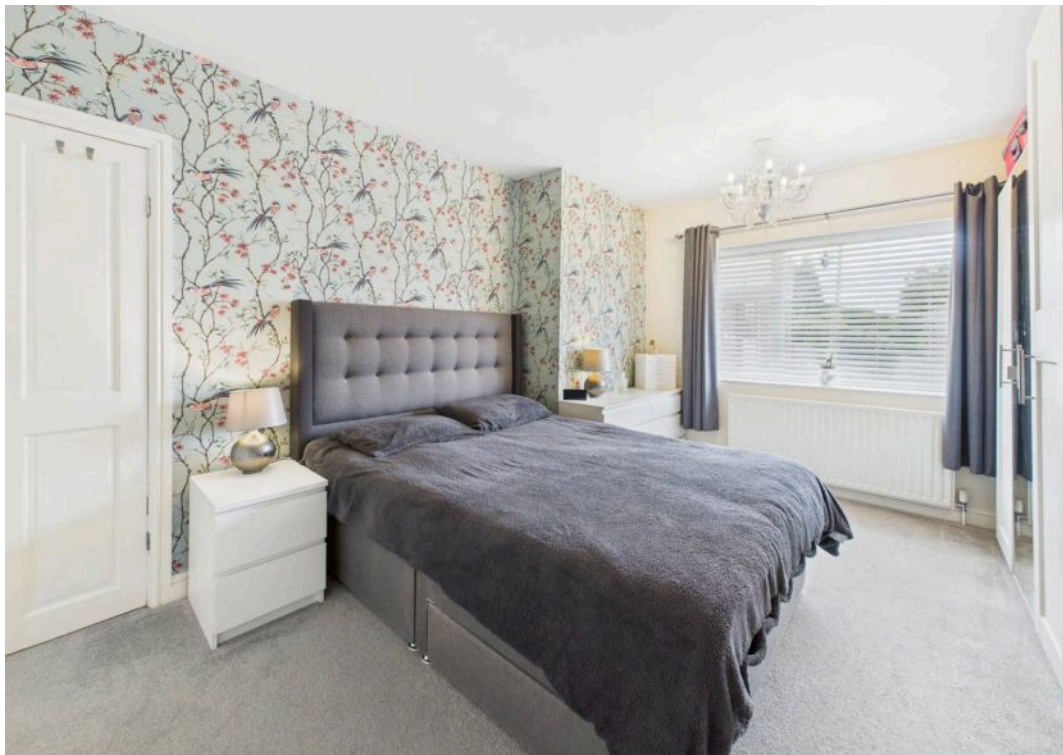
- Well-presented semi-detached home
- Within easy reach of Carlton and Mapperley's amenities, schools and frequent bus services
- Bright and spacious lounge with soft carpeting
- Beautiful recently refitted kitchen with an adjoining dining space
- Two well-proportioned double bedrooms
- Modern bathroom with rainfall shower and separate WC for convenience
- Generous rear garden including an initial seating area leading to lawn
- Private driveway leading to off-road parking for two
- Recently replaced combi boiler, custom-fitted blinds and security cameras to front, side and rear
- Viewing highly recommended!

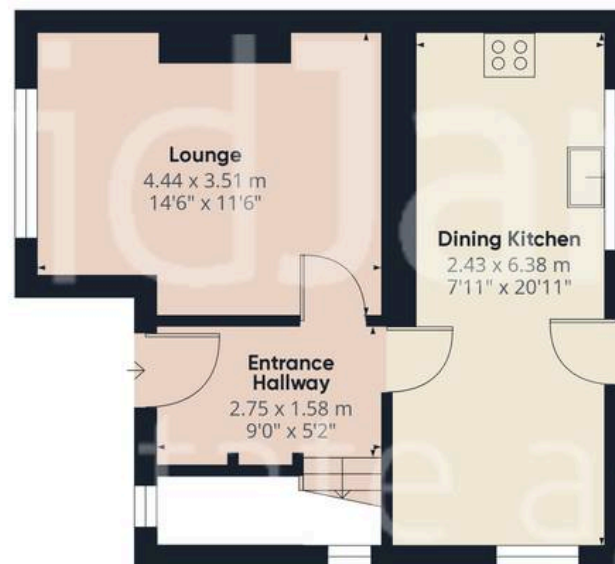












Floor 0

**Approximate total area<sup>(1)</sup>**

72.37 m<sup>2</sup>  
779 ft<sup>2</sup>

**Reduced headroom**

0.01 m<sup>2</sup>  
0.07 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

**Reduced headroom**

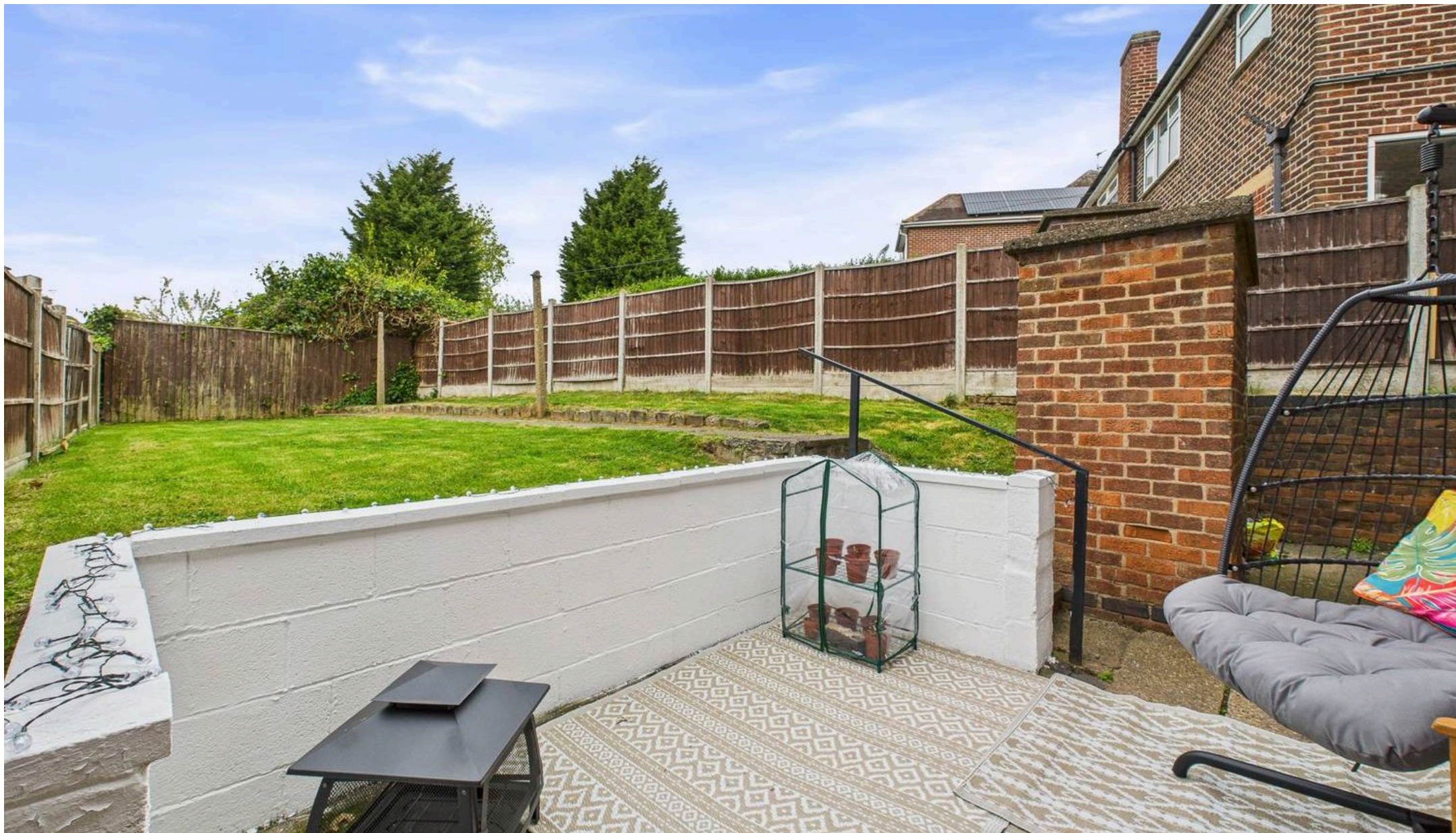
..... Below 1.5 m/5 ft

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.

**GIRAFFE360**





## David James Estate Agents

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