

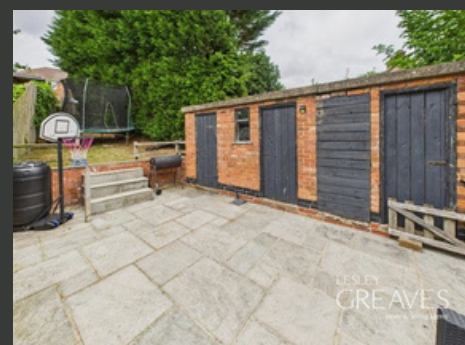


£230,000-£240,000

GUIDE PRICE

MARWOOD ROAD
CARLTON

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN/DINER
- DRIVEWAY
- POPULAR LOCATION
- OUTHOUSES
- EPC C



Three-Bedroom Semi Detached on a Generous Corner Plot

WELCOME TO THIS THREE-BEDROOM SEMI-DETACHED HOME, IDEALLY SITUATED ON A GENEROUS CORNER PLOT IN CARLTON, OFFERING EASY ACCESS TO A WIDE RANGE OF LOCAL AMENITIES. NEARBY YOU’LL FIND SCHOOLS, A SUPERMARKET, LEISURE CENTRES AND CONVENIENT PUBLIC TRANSPORT LINKS.

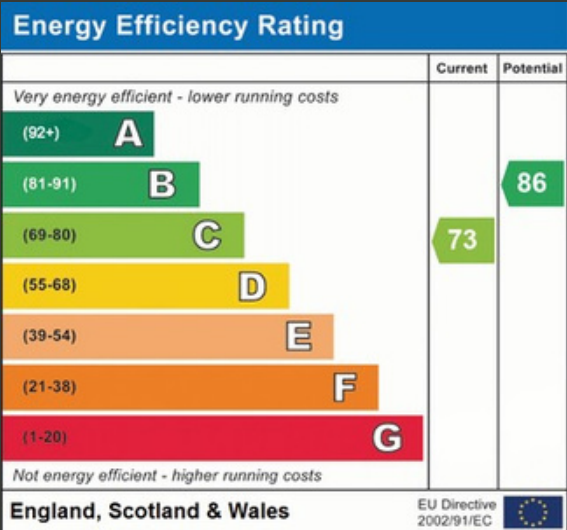
THE GROUND FLOOR WELCOMES YOU WITH AN INVITING ENTRANCE HALL LEADING TO A BRIGHT, BAY-FRONTED LIVING ROOM AN IDEAL SPACE FOR RELAXING. THE MODERN FITTED KITCHEN WITH DIRECT ACCESS TO THE REAR GARDEN FLOWS SEAMLESSLY INTO THE DINING AREA, CREATING A FANTASTIC HUB FOR FAMILY LIFE.

UPSTAIRS, THE PROPERTY OFFERS TWO SPACIOUS DOUBLE BEDROOMS AND A FURTHER SINGLE BEDROOM. THESE ARE SERVICED BY A FAMILY BATHROOM WITH A SEPARATE W/C.

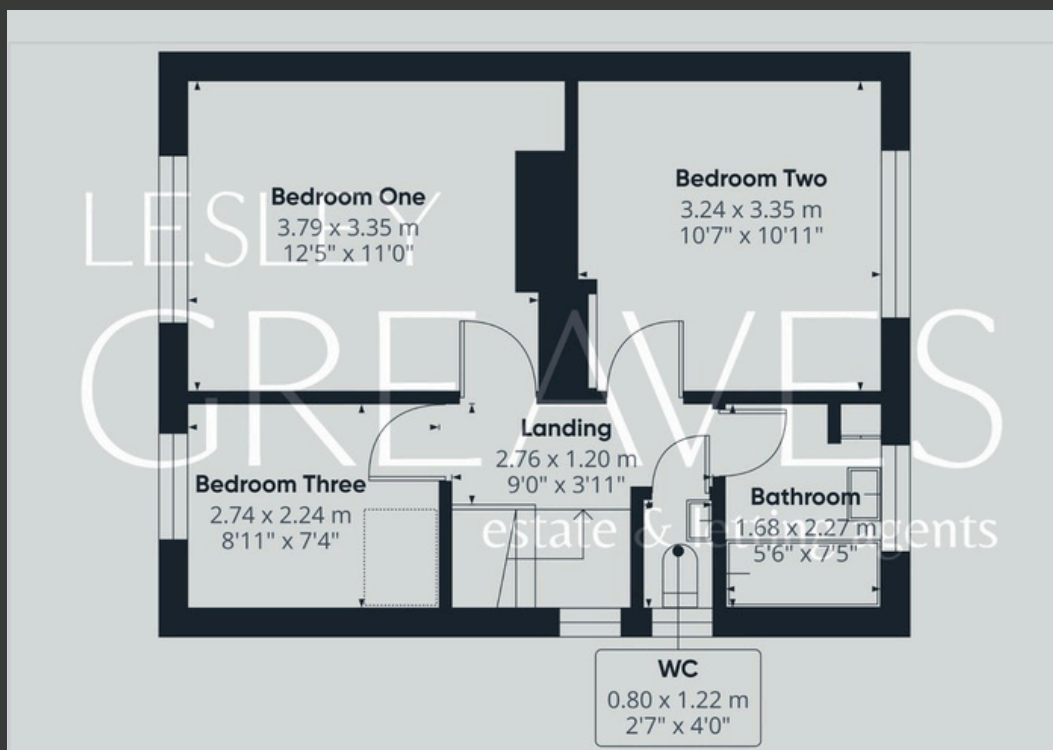
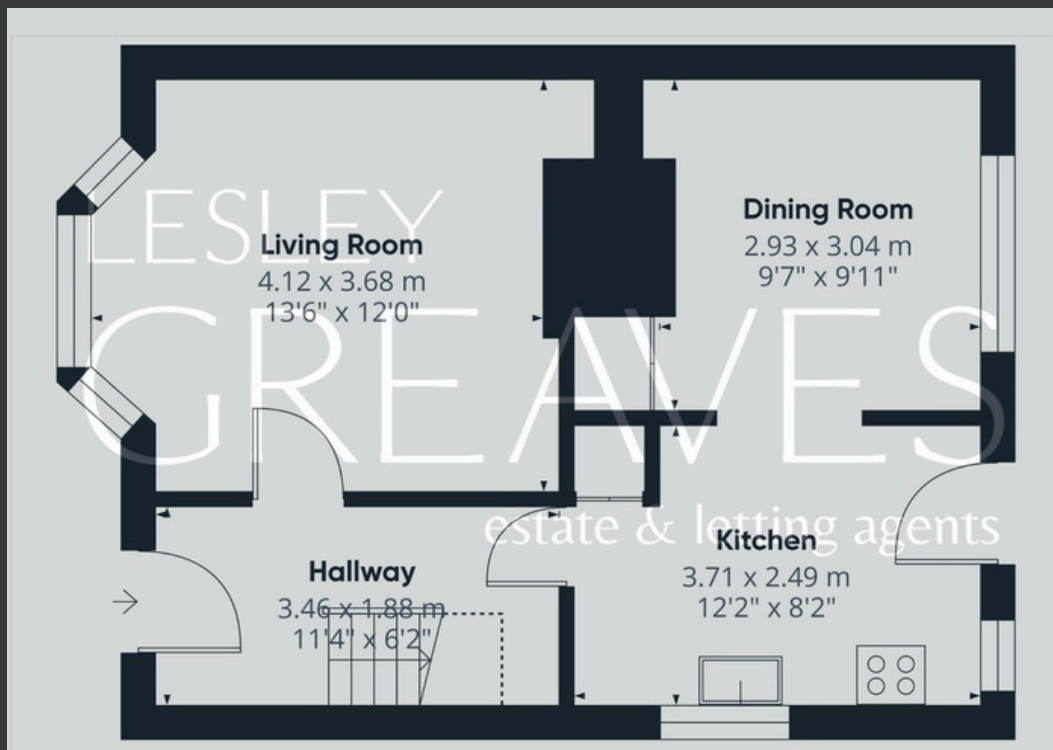
EXTERNALLY, THE HOME BENEFITS FROM A DRIVEWAY PROVIDING OFF-STREET PARKING. TO THE REAR, THE GARDEN ENJOYS A PAVED PATIO AREA AND LAWN WITH THE ADDED BONUS OF USEFUL BRICK-BUILT OUTHOUSES OFFERING EXCELLENT STORAGE.

WITH ITS SOUGHT-AFTER LOCATION, SPACIOUS LAYOUT, OFF-STREET PARKING, AND GREAT AMENITIES CLOSE BY, THIS PROPERTY IS READY TO WELCOME ITS NEXT OWNERS TO CREATE THEIR PERFECT HOME.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 81 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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