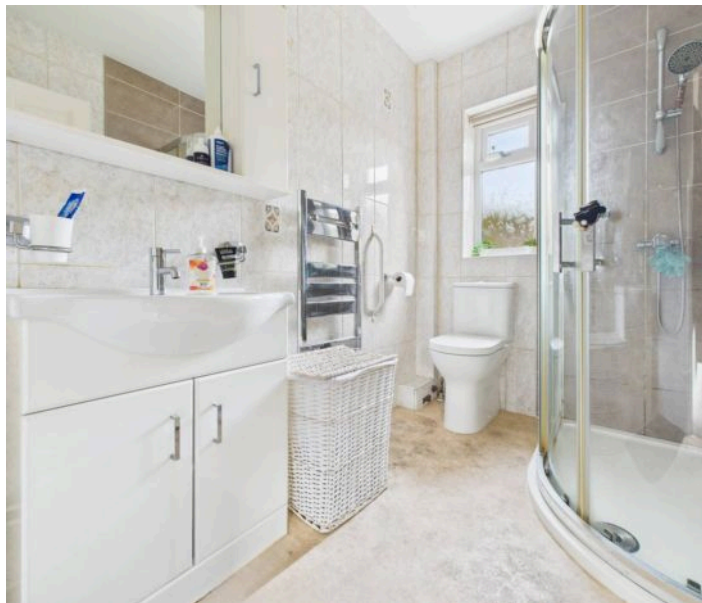
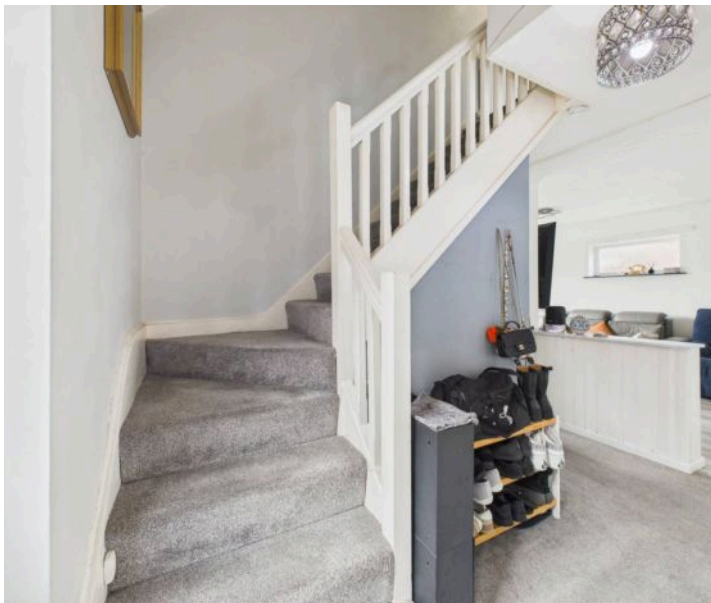




127 South View Road, Carlton – NG4 3QT

Guide Price **Guide Price £260,000 – £280,000**



127 South View Road

Carlton, Nottingham

Guide Price £260,000 - £280,000 Well-presented 3 bed chalet-style detached home close to both Carlton and Mapperley's amenities! Ideal for a variety of buyers and boasting a lounge, dining kitchen, shower room and multi-car parking!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Attractive chalet-style detached home
- Ideally positioned for access to both Carlton and Mapperley's nearby amenities, schools and bus services
- Offers versatile accommodation to suit a variety of buyers
- Bright and well-proportioned lounge with large front window and electric fire
- Generous kitchen with integrated appliances and an in-built breakfast bar seating area
- Three bedrooms (including a versatile ground floor bedroom/home office)
- Main double bedroom with large built-in eaves wardrobes
- Stylish ground floor shower room with a three-piece modern suite and heated towel rail
- Enclosed low-maintenance rear garden with patio, lawn, fencing and shed storage
- Generous block-paved driveway providing ample off-street parking







Floor 0



Floor 1

Approximate total area⁽¹⁾

86 m²

926 ft²

Reduced headroom

5.7 m²

61 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.