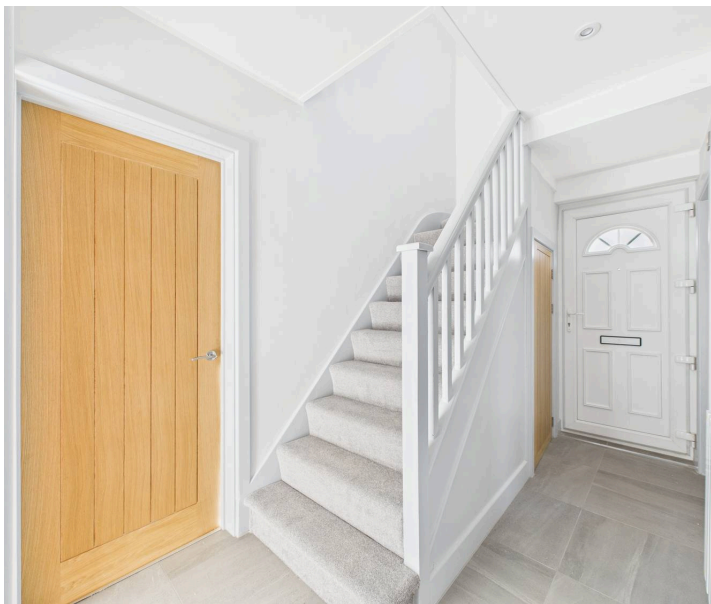




270 Carlton Hill, Carlton – NG4 1GB

Guide Price **£300,000**

DavidJames
the estate agent



270 Carlton Hill

Carlton, Nottingham

Renovated semi-detached home with no chain in walking distance of Carlton's shops, amenities & bus links with 2 reception rooms, breakfast kitchen, 3 beds, generous garden and large detached garage!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Thoughtfully renovated semi-detached family home
- Excellent location in walking distance of Carlton's shops, supermarkets, amenities and frequent bus services
- Offered with no chain and in ready-to-move-in condition
- Welcoming entrance hallway featuring tiled flooring, a downstairs WC and a practical under-stairs cupboard
- Two reception rooms (cosy lounge and a separate versatile family/dining room)
- Modern and stylish breakfast kitchen with integrated oven, hob and cooker hood
- Three well-proportioned and carpeted double bedrooms
- Contemporary four-piece bathroom suite
- Generous rear garden with patio area, lawn and plenty of potential to personalise
- Large detached garage with separate WC, gated side access and driveway providing off-street parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

88.2 m²
949 ft²

Reduced headroom

0.9 m²
9 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



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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.