



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!

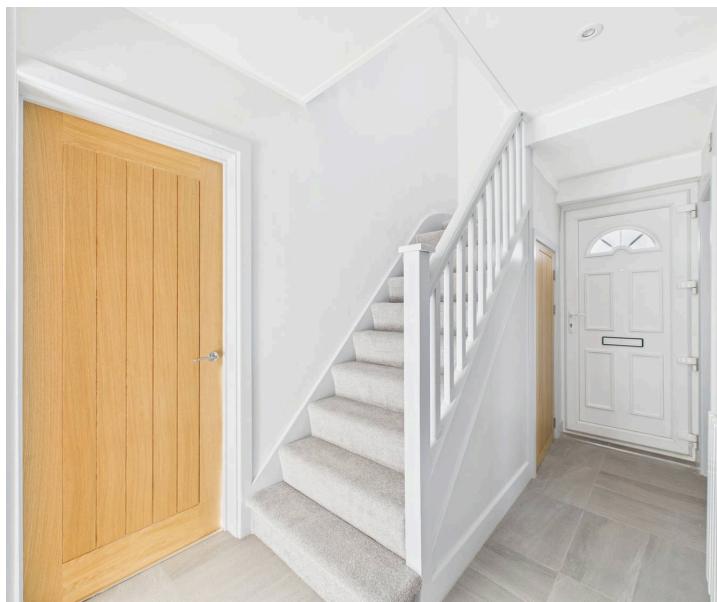
Council Tax band: A

Tenure: Freehold

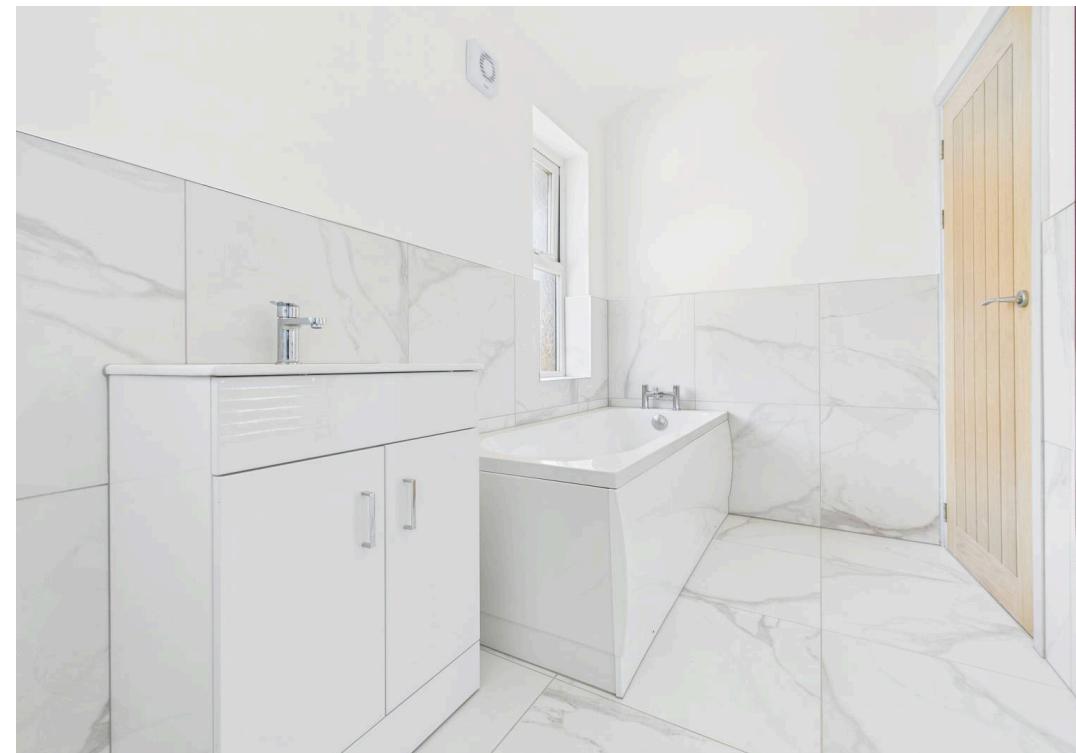
EPC Energy Efficiency Rating: D

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

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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



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

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

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