



13 Marwood Crescent, Carlton – NG4 3PW

Guide Price £190,000



13 Marwood Crescent

Carlton, Nottingham

Guide Price £190,000 - £210,000. Well-presented 2 double bed semi-detached home close to Carlton's amenities! Boasting a welcoming lounge, large garden and in a cul-de-sac position!

Council Tax band: A

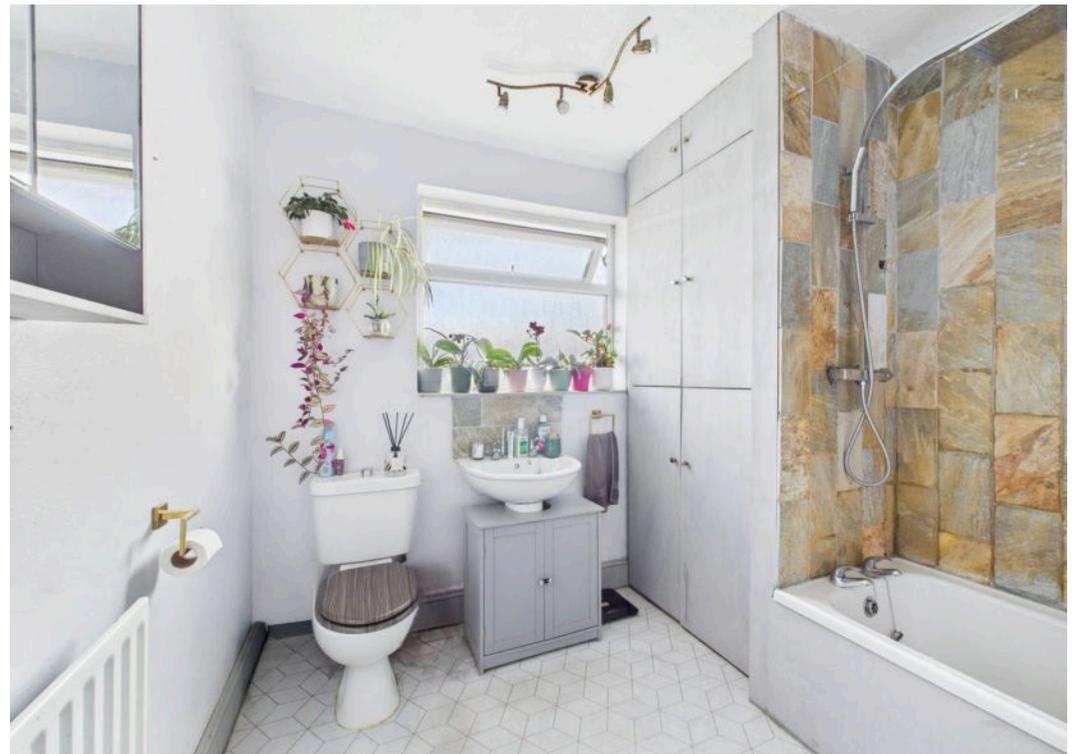
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented semi-detached home
- Ideal for first-time buyers, professionals and downsizers
- Within easy reach of Carlton's nearby amenities, bus links to the City and leisure facilities
- Popular cul-de-sac location
- Cosy living room with real wood flooring and a feature multi-fuel burner
- Spacious dining kitchen with solid pine units, integrated cooking appliances and ample space for a table and chairs
- Two first floor double bedrooms
- First floor bathroom featuring a three-piece white suite and a rainfall over-bath shower
- Substantial lawned rear garden with a patio, fenced boundaries and outbuilding storage
- Driveway offering private off-street parking for multiple vehicles







Entrance Hallway
1.16 x 0.85 m
3'9" x 2'9"

Floor 0



Bathroom
2.73 x 2.45 m
8'11" x 8'0"

Floor 1

Approximate total area⁽¹⁾

65.4 m²
705 ft²

(1) Excluding balconies and terraces

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.