



13 Fraser Road, Carlton – NG4 1NH

Guide Price £215,000–£220,000

DavidJames  
the estate agent



## 13 Fraser Road

Carlton, Nottingham

GUIDE PRICE £215,000- £220,000 2 double bed semi-detached home close to Carlton's amenities - available with no chain! Lounge, dining kitchen and a south-westerly facing garden plus a large driveway!

Council Tax band: B

Tenure: Freehold

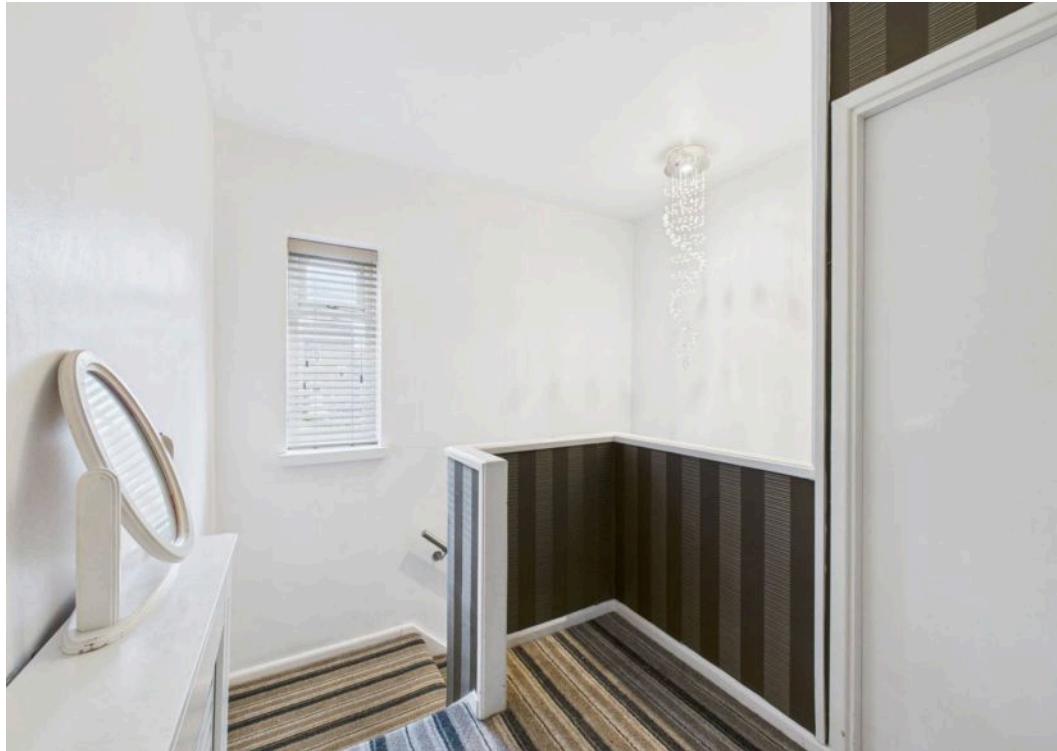
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi-detached home
- Offered to the market with no upward chain
- Ideal for first-time buyers or small families
- Within easy reach of Carlton's nearby local amenities, schools and frequent bus services
- Well-proportioned front lounge with a feature fireplace
- Modern dining kitchen ideal with a range of fitted units and garden access
- Two generous first floor double bedrooms
- First floor wet room with electric shower and separate WC
- Good-sized south westerly facing private garden with lawn and decked seating space
- Large block-paved driveway providing parking for multiple vehicles









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

71.7 m<sup>2</sup>  
771 ft<sup>2</sup>

Reduced headroom  
0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(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.





## David James Estate Agents

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