



# £220,000

FOXHILL ROAD  
CARLTON

- THREE BEDROOMS
- EN SUITE
- SPACIOUS LIVING ROOM
- DOWNSTAIRS WC
- OFF ROAD PARKING
- EPC C



## Three-Bedroom Townhouse Close to Local Amenities

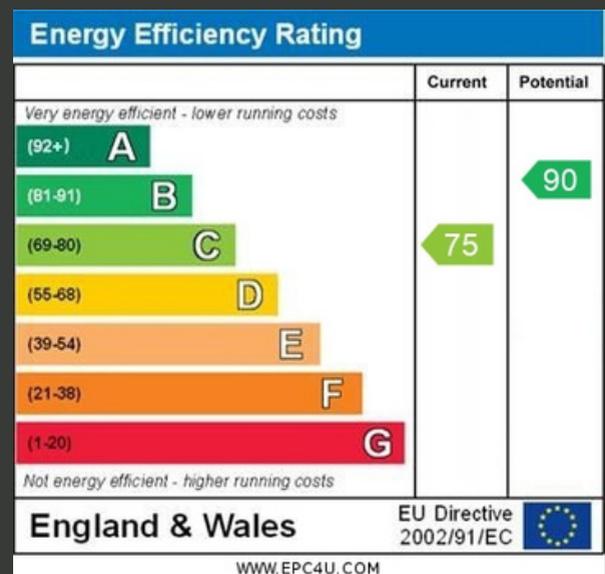
THIS WELL-PRESENTED THREE-BEDROOM MID-TERRACE TOWNHOUSE IS OFFERED WITH NO ONWARD CHAIN, PROVIDING AN EXCELLENT OPPORTUNITY FOR A SMOOTH AND STRAIGHTFORWARD PURCHASE. LOCATED IN THE POPULAR SUBURB OF CARLTON, THE PROPERTY BENEFITS FROM GOOD TRANSPORT LINKS AND IS WITHIN EASY REACH OF LOCAL AMENITIES, INCLUDING SHOPS AND SCHOOLS.

THE GROUND FLOOR COMPRISES A BRIGHT AND WELCOMING ENTRANCE HALL WITH A DOWNSTAIRS WC, LEADING THROUGH TO A SPACIOUS, NEUTRALLY DECORATED LOUNGE. TO THE REAR OF THE PROPERTY IS A KITCHEN/DINER WITH SPACE FOR FREESTANDING APPLIANCES. FRENCH DOORS OPEN DIRECTLY ONTO THE REAR GARDEN AND PATIO AREA, MAKING IT PERFECT FOR OUTDOOR DINING AND ENTERTAINING.

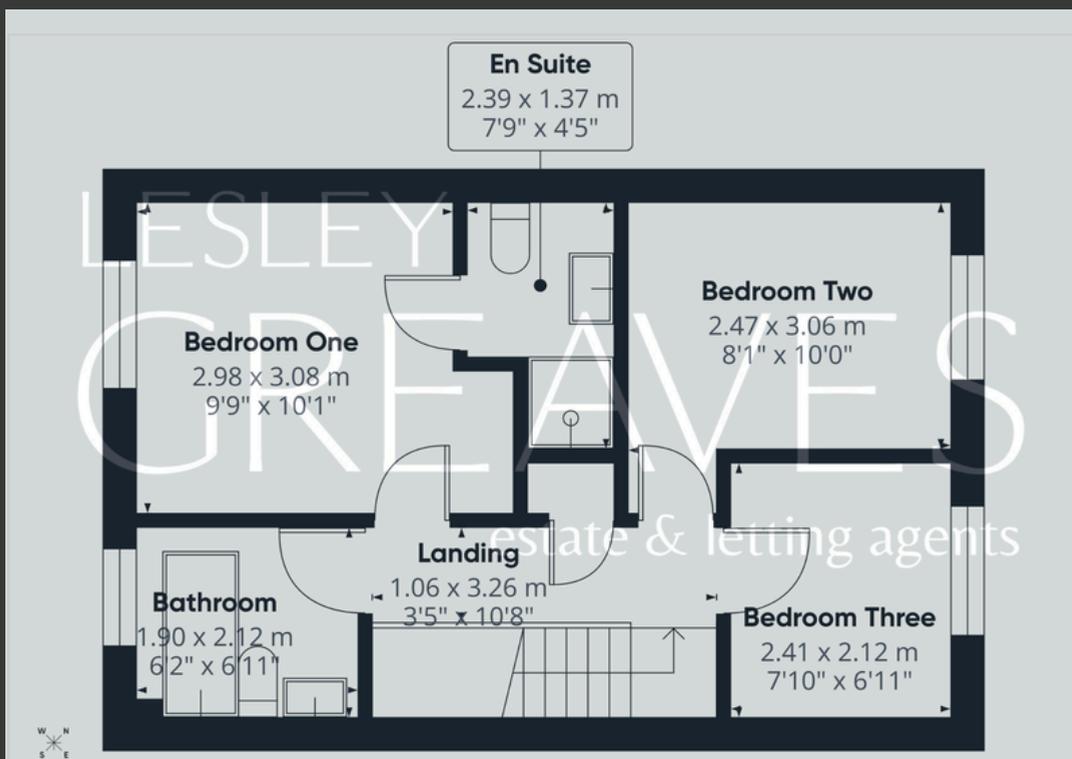
UPSTAIRS, THE MAIN BEDROOM BENEFITS FROM AN EN-SUITE SHOWER ROOM. THERE ARE TWO ADDITIONAL BEDROOM ONE DOUBLE AND ONE SINGLE OFFERING FLEXIBILITY FOR FAMILY LIVING OR HOME WORKING. A FAMILY BATHROOM COMPLETES THE FIRST FLOOR.

EXTERNALLY, THE FULLY ENCLOSED REAR GARDEN HAS BEEN THOUGHTFULLY DESIGNED FOR LOW MAINTENANCE, FEATURING A PATIO AREA WITH SPACE FOR OUTDOOR FURNITURE. TO THE REAR OF THE PROPERTY, OFF-STREET PARKING IS ALSO AVAILABLE.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 65 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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