



291 Cavendish Road, Carlton – NG4 3QF

Guide Price **£190,000**

DavidJames
the estate agent



291 Cavendish Road

Carlton, Nottingham

Semi-detached home on a generous plot, ideal for first-time buyers or investors. Spacious lounge, L-shaped kitchen, three beds, west-facing rear garden with patio, plus front aspect parking potential!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-detached house sited on a good-sized plot
- Three well-proportioned first floor bedrooms
- Perfect for first-time buyers or investors
- Bright and airy lounge with wood-effect flooring
- 'L' shaped fitted kitchen with integrated oven and hob
- Stylish ground floor shower room with walk-in shower enclosure
- Bright and spacious main bedroom with dual aspect windows
- Generous west-facing rear garden with lawn with patio
- Large front garden with potential for off-street parking if desired (subject to the necessary permissions)
- Located close to local amenities, shops and bus services







Floor 0



Floor 1

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Approximate total area⁽¹⁾
63.3 m²
682 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.

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