



87 South View Road, Carlton – NG4 3QN

Guide Price **£290,000**





87 South View Road

Carlton, Nottingham

NO CHAIN! Well-presented detached family home with amenities & schools close-by. Spacious dual-aspect lounge/diner alongside fitted kitchen with utility, 3 beds, enclosed garden with garage & parking!

Council Tax band: C

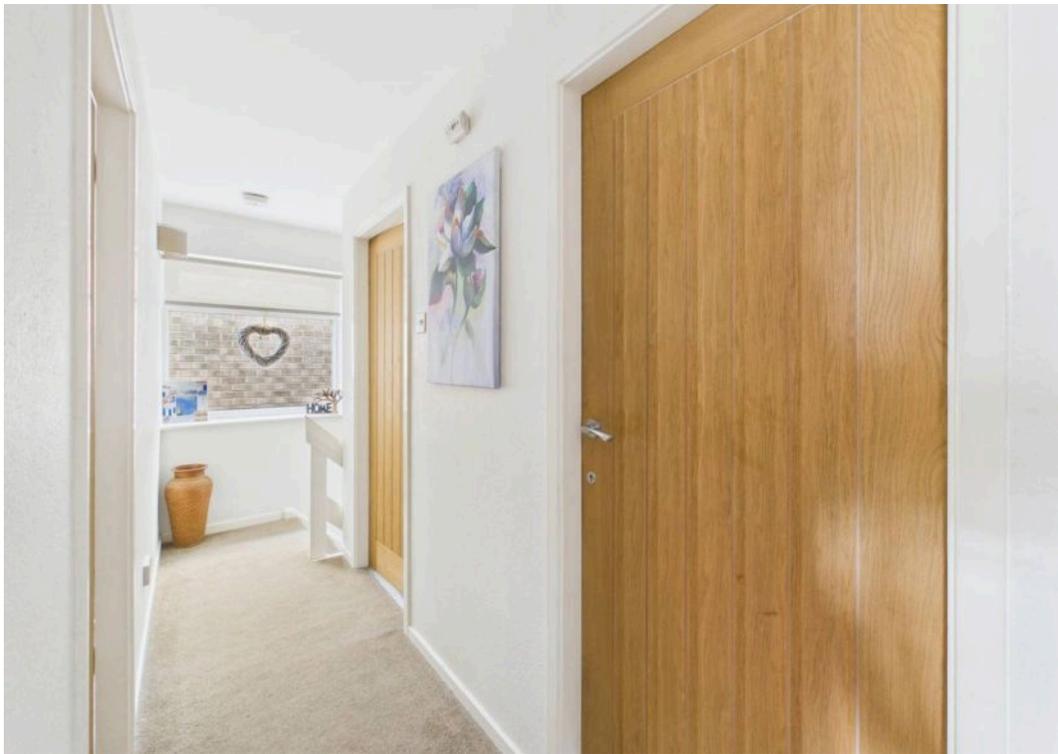
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented detached house enjoying pleasant views
- Ideal family home offering spacious and well-planned accommodation
- Close to local amenities, bus services and well-regarded schools
- Generously proportioned lounge dining room with dual aspect windows
- Well-equipped fitted kitchen with integrated appliances and utility room
- Three double bedrooms (including main bedroom with fitted wardrobes)
- Traditional white three-piece suite with electric shower over the bath
- Gas central heating served by a Worcester gas combination boiler
- Enclosed rear garden with two patio areas and lawn
- Block paved driveway with integral garage offering off street parking







Floor 0



Floor 1



Approximate total area⁽¹⁾

90.9 m²

979 ft²

Reduced headroom

1 m²

11 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



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