



**173 South View Road, Carlton – NG4 3QT**

Guide Price **£260,000**





## 173 South View Road

Carlton, Nottingham

Detached 3 bed family home available to purchase with no upward chain! Generous plot with driveway and garage, breakfast kitchen, dual-aspect lounge/dining room and tiered rear garden.

Council Tax band: C

Tenure: Freehold

- Spacious detached family home occupying a generous plot
- Offered to the market with no upward chain
- Ideal purchase for families seeking to personalise
- Conveniently located close to local amenities and public transport links
- Spacious dual-aspect lounge/dining room with a feature gas fire and wonderful views
- Fitted kitchen with a breakfast bar and a range of integrated appliances
- Three bedrooms (including two comfortable double rooms with built-in wardrobe storage)
- Family bathroom with a white three-piece suite and electric over-bath shower
- Southerly-facing tiered rear garden with a raised paved terrace, lawn and established planting
- Driveway and garage providing useful off-street parking









Floor 0

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

92.1 m<sup>2</sup>

992 ft<sup>2</sup>



Floor 1

(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](mailto:carlton@david-james.com) • [www.david-james.com](http://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.