

Carlton

Kensington Gardens
Nottingham NG4 1DZ



Property floor plan & measurements



GROUND FLOOR

- Entrance Hall**
2.29m x 1.80m (7'6" x 5'11")
- Lounge**
5.17m x 4.40m (17'0" x 14'5")
- Dining Room**
4.04m max x 3.23m max
(13'3" max x 10'7" max)
- Breakfast Kitchen**
3.64m x 3.22m (11'11" x 10'7")
- Snug/Study**
2.46m x 2.43m (8'1" x 8'0")
- Utility**
2.44m x 1.96m (8'0" x 6'5")
- Cloaks/WC**
2.03m x 1.85m (6'8" x 6'1")

FIRST FLOOR

- Bedroom One**
4.24m max x 3.40m max
(13'11" max x 11'2" max)
- En-suite**
2.44m x 1.45m (8'0" x 4'9")
- Bedroom Two**
4.95m x 2.67m (16'3" x 8'9")
- Bedroom Three**
3.68m max x 3.33m max
(12'1" max x 10'11" max)
- Bedroom Four**
7.01m max x 3.18m max
(23'0" max x 10'5" max)

- Bedroom Five**
3.10m max x 2.06m max
(10'2" max x 6'9" max)
- Bathroom**
2.26m x 1.68m (7'5" x 5'6")
- OUTSIDE**
- Garage**
4.90m x 2.43m (16'1" x 8'0")

163.0 sq metres
(1754.5 sq feet)

Total
Area
(Approx)

North West Facing
Rear Aspect

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W A Barnes Ltd: £60 including VAT.
All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average).
MoveWithUs Limited: £188 including VAT (average). (C)

OIRO	Detached House	EPC Rating	Tenure
£325,000	5 bedrooms	D (66)	Freehold

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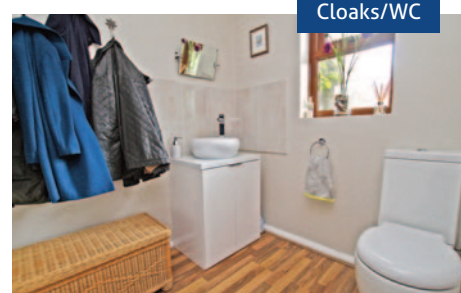
Dining Room



Breakfast Kitchen



Snug/Study



Cloaks/WC



Lounge



Bedroom 1



Bedroom 3



Bathroom



Garden

Summary

STUNNING VIEWS! An extended detached family home boasting superb established gardens and ample off-street parking. The five bedrooms, en-suite and family bathroom are complemented by a spacious lounge, dining room, versatile study/snug and a breakfast kitchen with separate utility. Viewing essential!

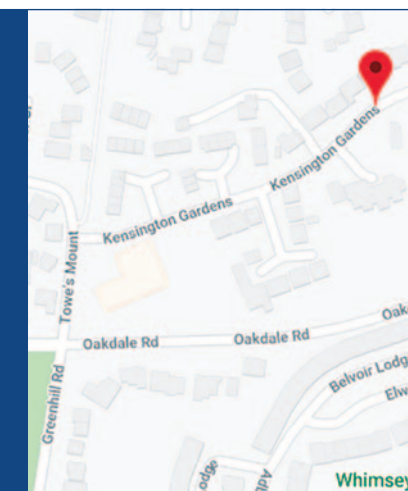
Key features

- ✓ Extended detached family home
- ✓ Five good-sized bedrooms
- ✓ Spacious lounge with feature fireplace
- ✓ Separate dining room
- ✓ Breakfast kitchen with granite worktops and separate utility
- ✓ Versatile snug/study with French doors
- ✓ Entrance hall with porch and cloakroom/WC
- ✓ Family bathroom and master bedroom en-suite
- ✓ Established rear garden and stunning views
- ✓ Drive and garage provide off-street parking

How to get there

Proceed away from the centre of Bakersfield along Oakdale Road turning left onto Towes Mount and right again onto Kensington Gardens where the property can be found on the left hand side.

Please note that the pin on the map designates the centre of the postcode and not the exact location of the property



Council Tax Band

D

The property falls under the jurisdiction of Gedling Borough Council. This information is correct as of 07/04/2019 and was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

Stamp Duty Rates

First time purchase

£1,250.00

Buying your next home

£6,250.00

Additional or buy to let property

£16,000.00

For more information visit
<http://www.david-james.com/stampduty>