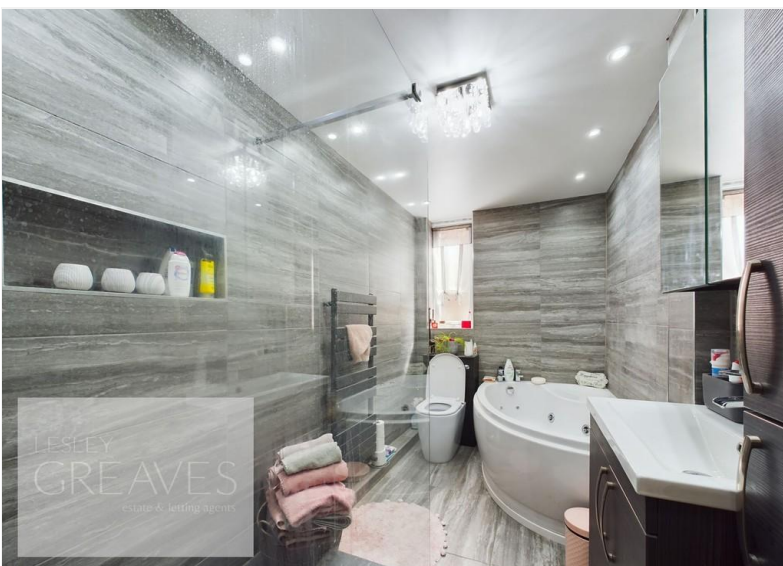




Guide Price of £250,000-£260,000

Cavendish Road, Carlton, Nottingham NG4 3QF

EPC Rating D



Extended semi detached house with a generous front garden, offering potential for parking, subject to the necessary permission. In brief the property is entered via a lobby area and comprises a dining room, modern re-fitted kitchen with fitted double oven, hob and extractor. Four piece modern re-fitted grey bathroom with both an electric shower and a corner spa bath, living room with a door to the side and French doors onto the rear garden. Four bedrooms occupy the first floor. To the rear is a low maintenance garden with artificial lawn and patio. Carlton is popular residential area is close to a wide range of amenities. It includes schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres.

- Freehold
- Council Tax A

LOBBY 3' 8" x 2' 9" (1.12m x 0.84m)

DINING ROOM 13' 7" x 10' 8" into recess (4.14m x 3.25m)

KITCHEN 10' 8" x 10' 4" (3.25m x 3.15m)

BATHROOM 10' 5" x 5' 8" (3.18m x 1.73m)

LIVING ROOM 19' 2" x 12' 0" (5.84m x 3.66m)

BEDROOM ONE 13' 8" x 9' 7" plus recess (4.17m x 2.92m)

BEDROOM TWO 11' 1" x 10' 2" (3.63m x 3.1m)

BEDROOM THREE 8' 8" x 7' 4" (2.64m x 2.24m)

BEDROOM FOUR 7' 10" x 7' 2" (2.39m x 2.18m)

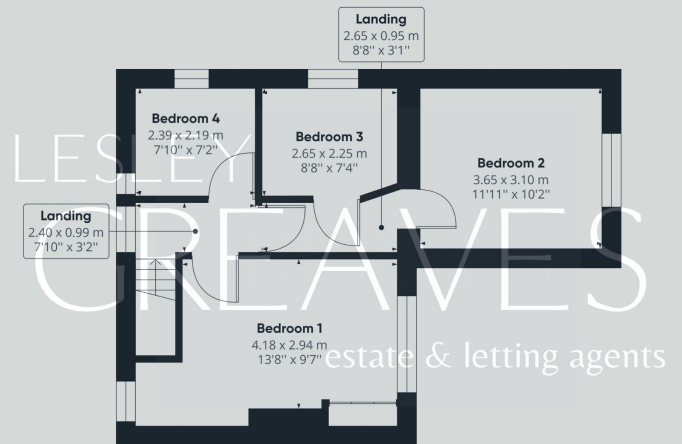
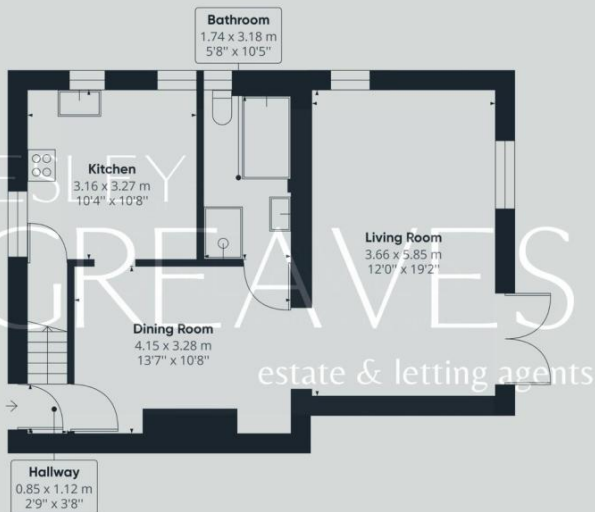
AGENTS NOTES Under the provision of The Estate Agents Act 1979, we are required to point out that one of the owners of this property is an employee or relative of Lesley Greaves Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: A

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0115 987 7337

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Company Registration Number: 5773186 | VAT Number: 917862296

