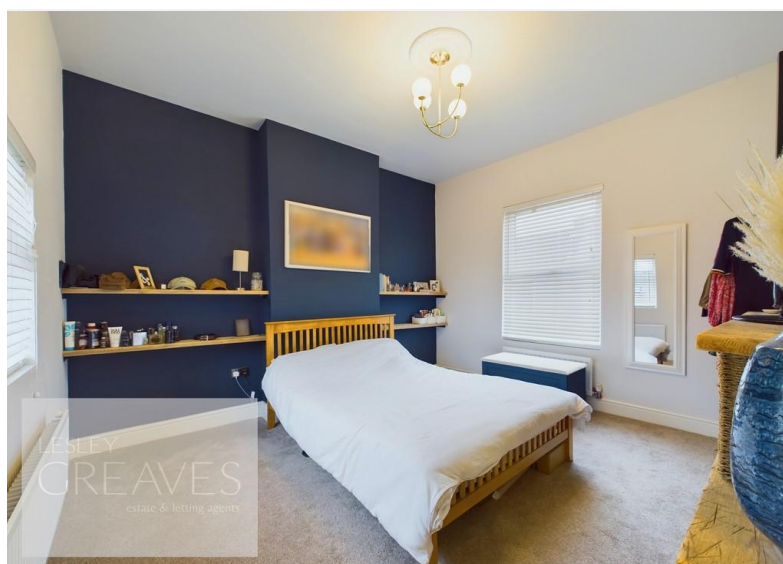


Offers In Excess Of £250,000

Worth Street, Carlton, Nottingham NG4 1RX

EPC Rating D



Renovated period property. In brief, the two storey accommodation comprises an entrance lobby, living room with a feature chimney breast, wall panelling and a door to the rear garden. Kitchen diner, with French doors on to the garden, pantry, wooden and quartz work surfaces incorporating a breakfast bar and a range of Shaker style units with an integrated fridge and freezer, wine fridge and space for a large cooker.

To the first floor are two double bedrooms, a single bedroom and a beautiful four piece bathroom with a freestanding bath, WC, Corian floating sink and separate shower cubicle, mains fed.

There is gravelled parking at the side and double gates leading to a garden at the rear, landscaped with lawn, gravel, a paved patio area and brick built outside kitchen area.

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 Band A

ENTRANCE LOBBY 3' 0" x 2' 11" (0.91m x 0.89m)

LIVING ROOM 12' 4" x 11' 2" into recess (3.76m x 3.4m)

KITCHEN/DINER 22' 6" x 14' 3" maximum measurement (6.86m x 4.34m)

POTENTIAL UTILITY ROOM (SUBJECT TO BUILDING REGS) 10' 9" x 10' 2" (3.28m x 3.1m)

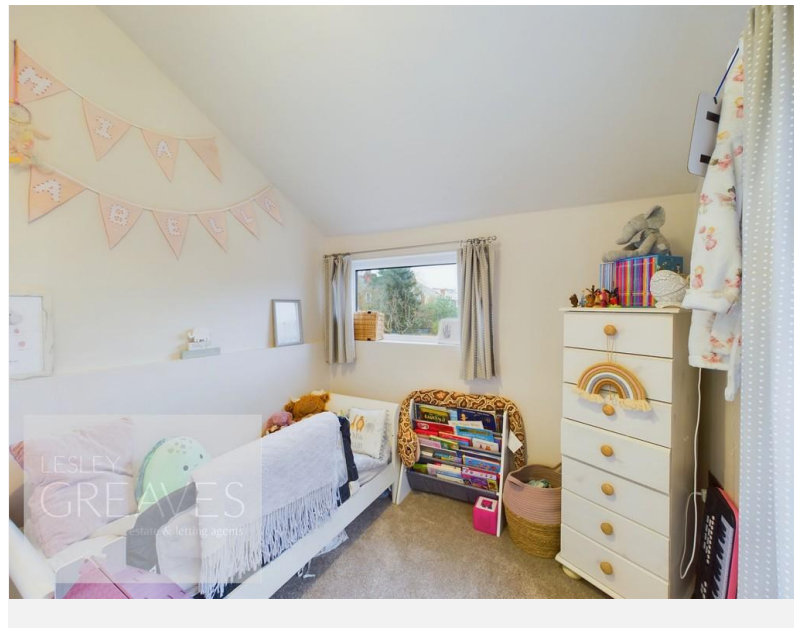
BEDROOM ONE 12' 4" x 11' 6" into recess (3.76m x 3.51m)

BEDROOM TWO 14' 9" x 12' 4" both into recess' (4.5m x 3.76m)

BEDROOM THREE 7' 6" x 6' 4" (2.29m x 1.93m)

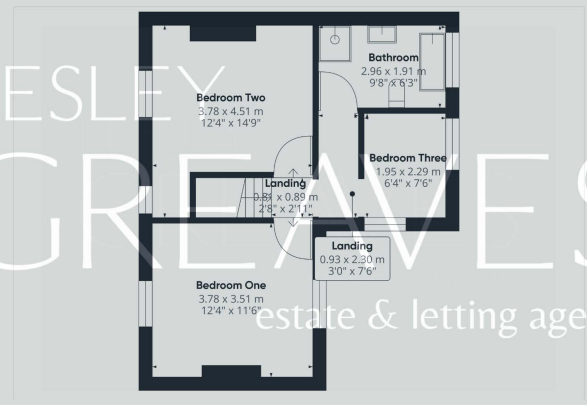
BATHROOM 9' 8" x 6' 3" (2.95m x 1.91m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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COUNCIL TAX BAND: A

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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