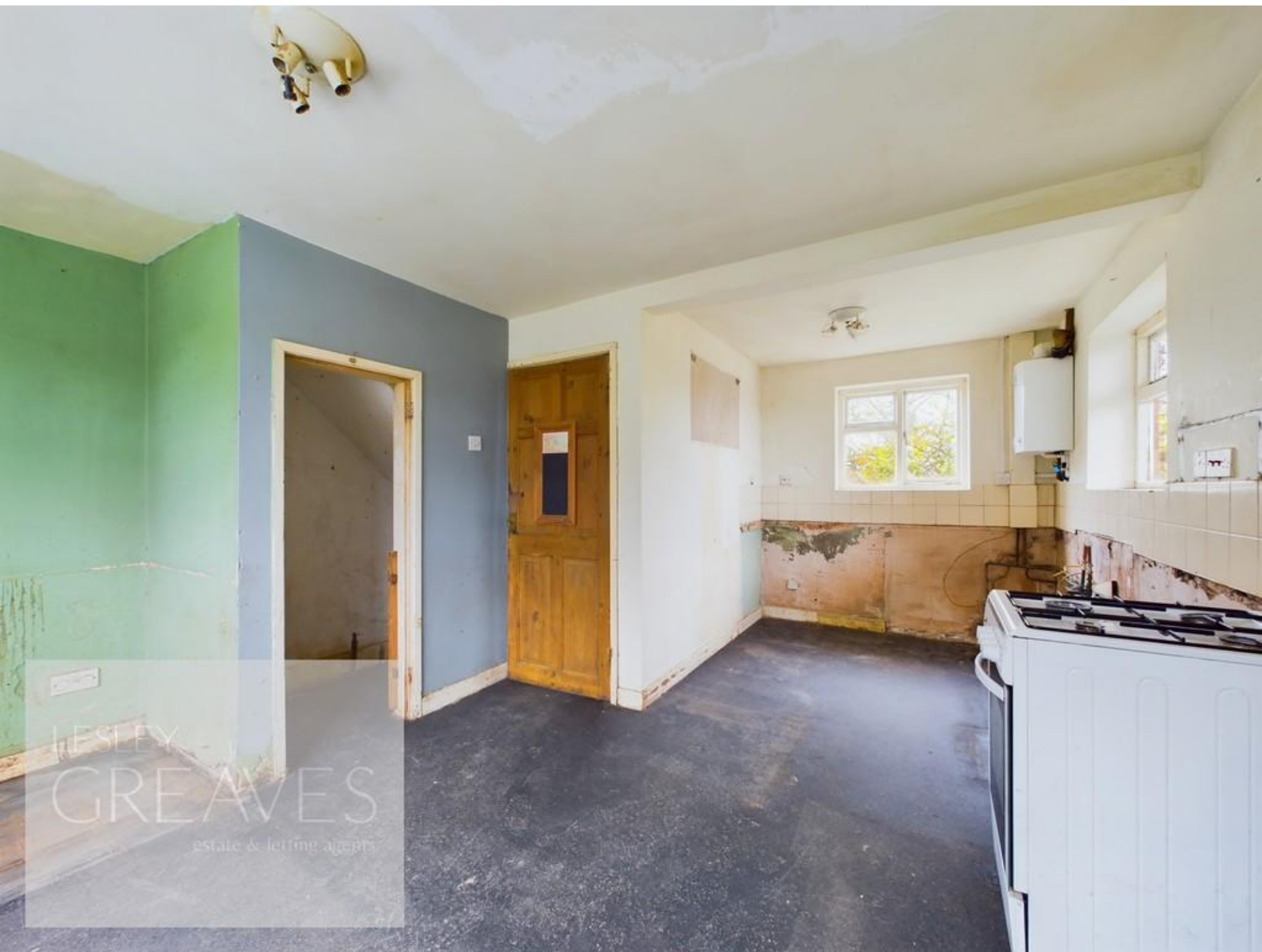


Guide Price £190,000

Campbell Drive, Carlton, Nottingham NG4 1RD

EPC Rating D



A great opportunity to buy a family home to make your own. This corner plot property with driveway is offered for sale chain free and is in need of a full renovation.

In brief, the property comprises an entrance hallway, former kitchen diner and living room, bathroom and three bedrooms upstairs.

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 B

ENTRANCE HALL 6' 11" x 5' 9" (2.11m x 1.75m)

KITCHEN DINER 17' 9" x 13' 3" maximum (5.41m x 4.04m)

LIVING ROOM 17' 9" x 10' 6" into recess (5.41m x 3.2m)

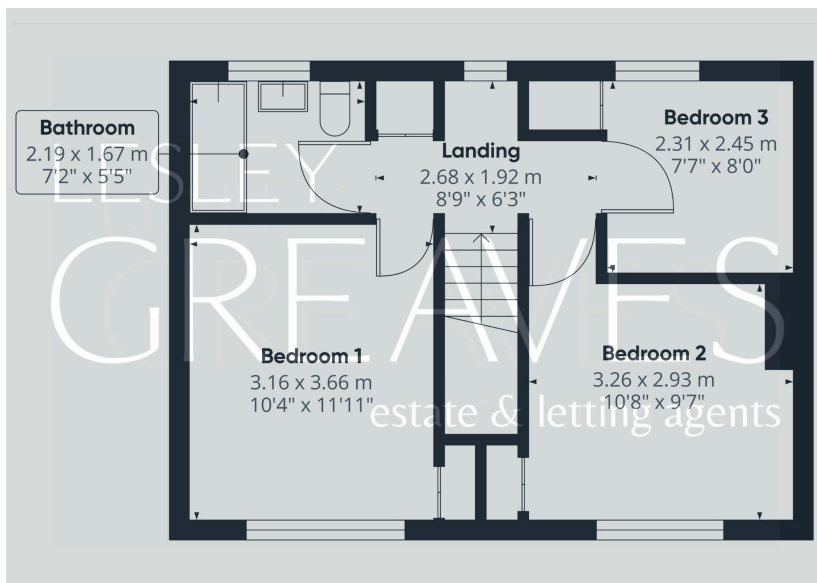
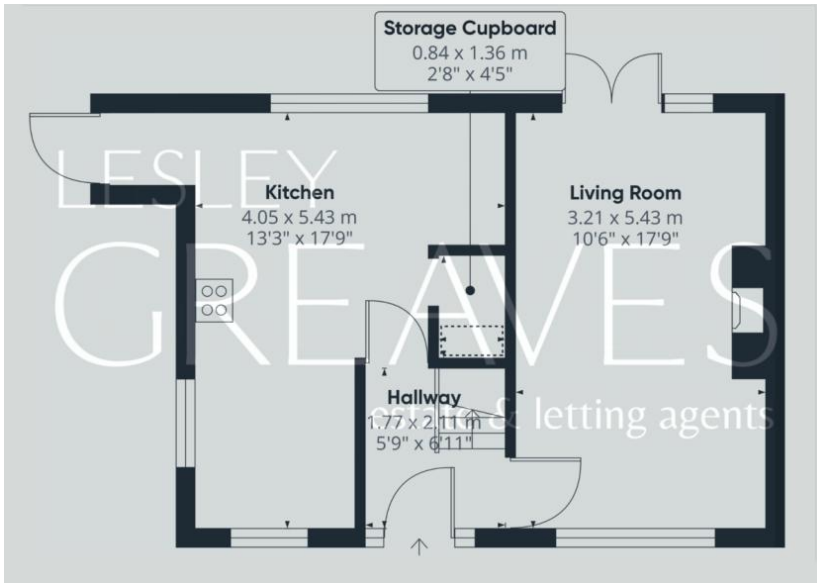
BEDROOM ONE 11' 11" x 10' 4" (3.63m x 3.15m)

BEDROOM TWO 10' 8" x 9' 7" plus door recess (3.25m x 2.92m)

BEDROOM THREE 8' 0" x 7' 7" (2.44m x 2.31m)

BATHROOM 7' 2" x 5' 5" (2.18m x 1.65m)





COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |