



LESLEY
GREAVES
estate & letting agents



LESLEY
GREAVES
estate & letting agents



LESLEY
GREAVES
estate & letting agents

£260,000

Southcliffe Road, Carlton, Nottingham NG4 1ES

EPC Rating D



A three bedroom detached family home in brief comprises of an entrance hallway giving access to the lounge, WC and kitchen diner.

To the front of the property is the lounge, of the hallway is also a WC with low level WC, wash hand basin.

To the rear is a kitchen diner which has fitted wall and base units, integral dish washer, fitted oven, hob and extractor and plumbing for a washing machine, patio doors lead to the rear and door to the side.

To the first floor are three bedrooms, two which are double rooms and a modern family bathroom, the bathroom has a white suite, bath, WC, wash hand basin set into a vanity unit and double shower cubicle with mains fed shower

To the front of the property is a paved driveway, double gates lead to the rear which has a tiered lawn garden, fence and hedge to the perimeter and an outside tap.

The property benefits from having uPVC double glazing, combination boiler, loft with pull down loft ladder, boarded and has a radiator and side window. There is a completed upward chain making viewings highly recommended!

- Freehold
- Council tax band C

HALLWAY 7' 4" x 6' 4" (2.25m x 1.95m)

LIVING ROOM 13' 1" x 11' 5" (3.99m x 3.48m)

KITCHEN AREA 11' 7" x 8' 9" (3.55m x 2.68m)

DINING AREA 10' 7" x 7' 4" (3.24m x 2.26m)

MASTER BEDROOM 11' 5" x 10' 6" (3.50m x 3.21m)

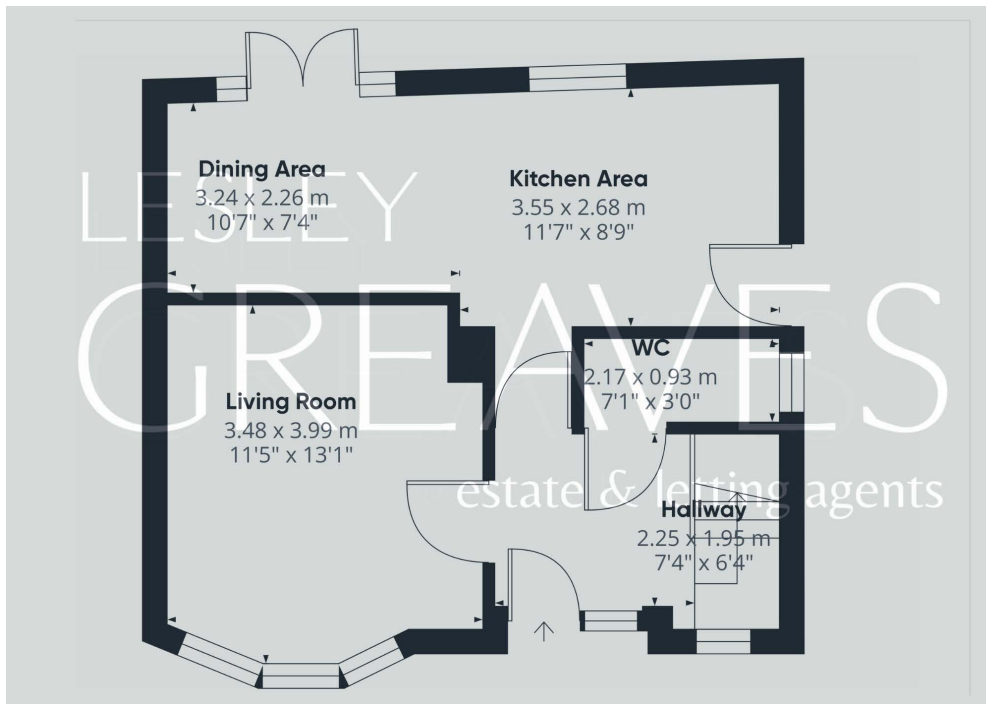
BEDROOM TWO 14' 6" x 9' 1" (4.44m x 2.78m)

BEDROOM THREE 7' 2" x 6' 5" (2.19m x 1.96m)

FAMILY BATHROOM 8' 9" x 7' 6" (2.67m x 2.29m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: C

LOCAL AUTHORITY:

20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us
www.lesleygreaves.co.uk
sales@lesleygreaves.co.uk
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