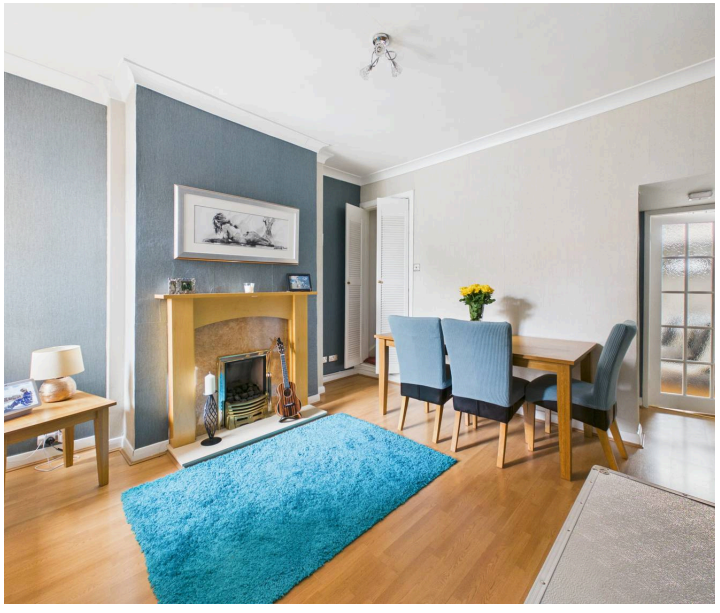


52 Station Road, Carlton - NG4 3DB

Guide Price **£180,000**

DavidJames
the estate agent







52 Station Road

Carlton, Nottingham

NO CHAIN! Well-presented terraced house close to amenities and transport links! Lounge, dining room, kitchen, bathroom, 3 bedrooms, family shower room and a low-maintenance rear garden!
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented terraced house with no upward chain
- Within easy reach of both Carlton and Netherfield's nearby amenities and excellent transport links
- Perfect for families, professionals and investors
- Spacious lounge with a modern electric fire and bay window
- Generous dining room with a feature gas fire
- Kitchen with space for freestanding appliances and direct access to the garden
- Convenient ground floor bathroom and adjoining WC
- Three well-proportioned bedrooms
- First floor three-piece shower room
- Low-maintenance rear garden with patio seating space


Fanny's Rest Stop
EAT HERE
AND
GET GAS
Beer - Food - Gas



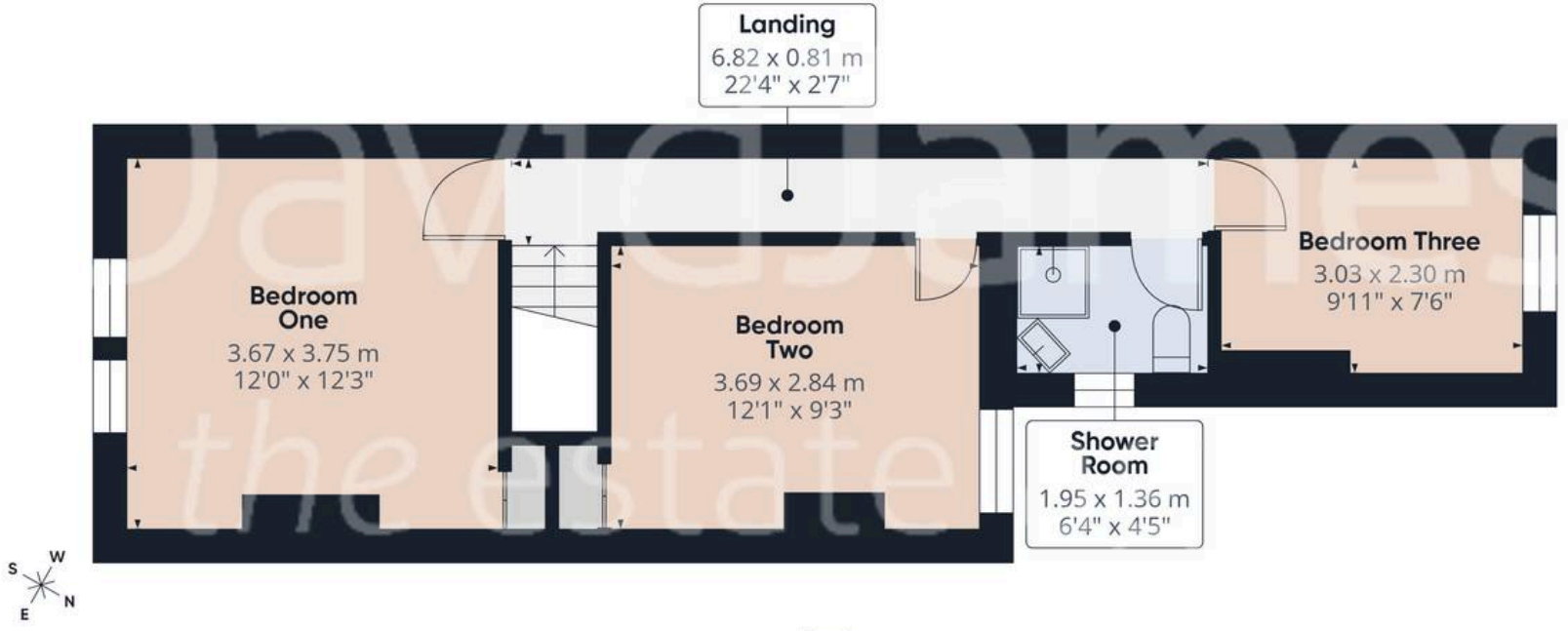








Floor 0



Floor 1

DavidJames
the estate agent

Approximate total area(1)

81.1 m²

873 ft²

Reduced headroom

0.7 m²

8 ft²

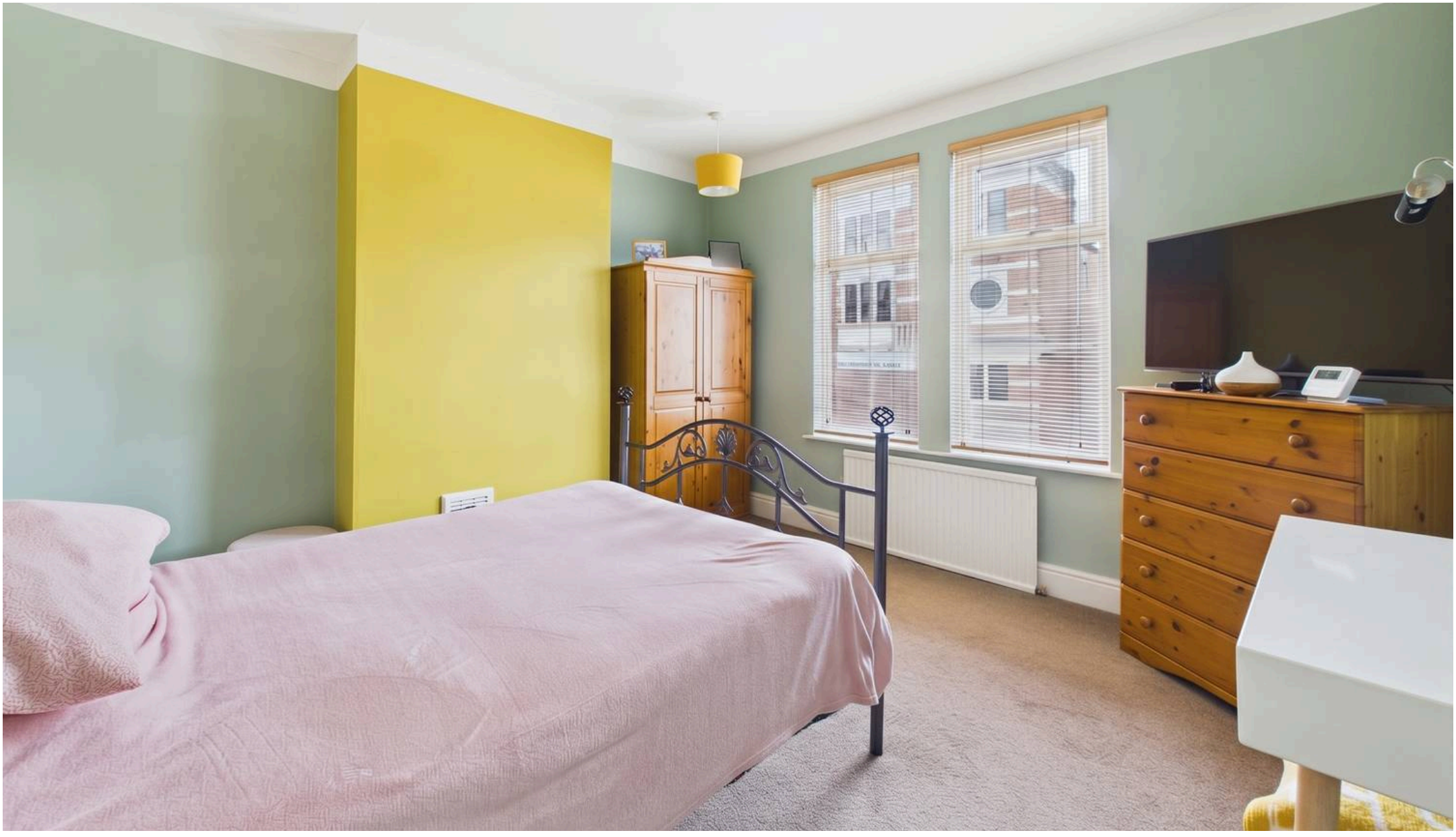
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.