90 Southdale Drive, Carlton - NG4 1BZ

Guide Price **£270,000**

DavidJames
the estate agent

90 Southdale Drive

Carlton, Nottingham

GUIDE PRICE £270,000 - £280,000 PERFECT SEMI-DETACHED FOR FIRST-TIME BUYERS, GROWING FAMILIES AND INVESTORS! Close to amenities and bus links featuring generous lounge, spacious dining kitchen, three bedrooms and good-sized garden.
Council Tax band: B

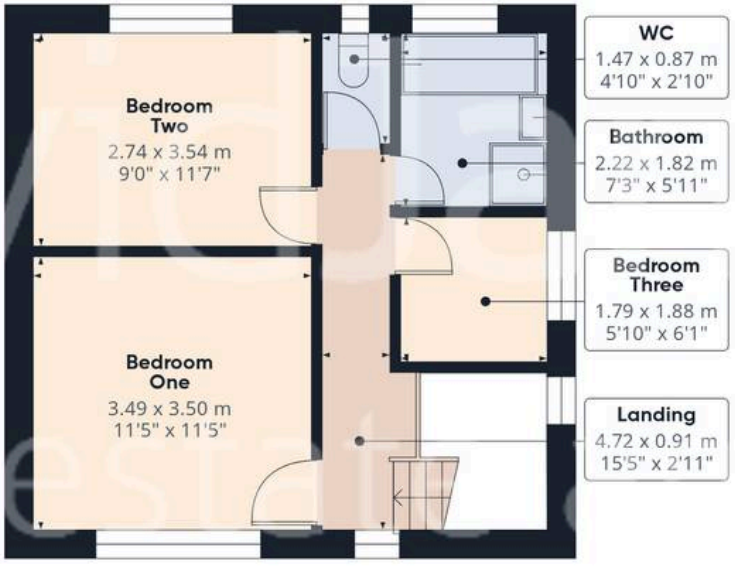
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented semi-detached home offering spacious accommodation
- Three bedrooms
- Generously sized dual aspect lounge with feature bay window and French doors
- Impressive dining kitchen with shaker units and integrated cooking appliances
- Bright and spacious main bedroom with fitted wardrobes
- Three-piece bathroom suite with shower enclosure alongside separate WC
- Gas central heating powered by a combination boiler
- Good-sized rear garden with large patio, lawn and decked seating area
- Conveniently positioned near amenities and regular bus routes
- Ideal for first-time buyers, growing families and investors

Floor 0



Floor 1

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Approximate total area(1)

91.5 m²

986 ft²

Reduced headroom

2.5 m²

27 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.

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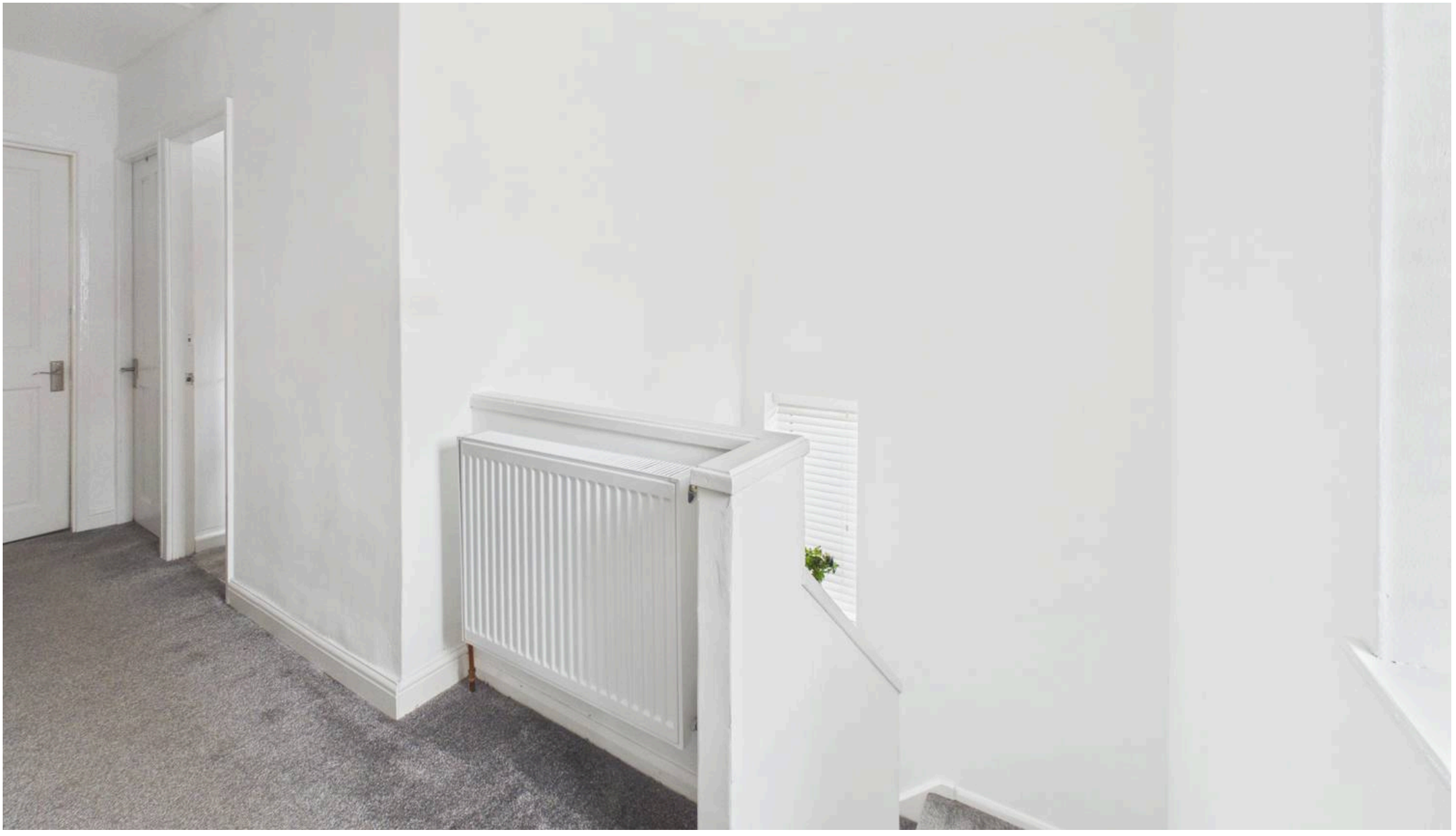

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