



Oxford Street,  
Carlton, Nottingham  
NG4 3JR

**£250,000 Freehold**





Robert Ellis Estate Agents are pleased to offer to market this three-bedroom semi-detached home, ideally located in Carlton close to well-regarded schools, local shops, and excellent transport links.

This property offers a practical layout that suits family living. The ground floor features a spacious lounge and a kitchen diner with fitted units, offering a functional space for cooking, dining, and everyday life.

Upstairs, there are three bedrooms and a modern bathroom with a clean, neutral finish.

The rear garden is enclosed and provides a private outdoor space, while a driveway at the front offers off-street parking.

This is a great opportunity for families, first-time buyers, or investors looking for a home in a convenient and established area.

A must view - contact our office to arrange your appointment.



#### Entrance Hall

2'11" x 4'7" (0.9 x 1.4)

Door to front, doors to rooms, stairs to first floor.

#### Lounge

18'0" x 11'9" (5.5 x 3.6)

Two double glazed windows, radiator, fireplace and a TV point. Built in Bluetooth speakers

#### Kitchen/Diner

18'0" x 9'10" (5.5 x 3.0)

An Induction oven with extractor fan, double sink, space for fridge/freezer and range of storage. Built in Bluetooth speakers

#### Landing

3'11" x 9'6" (1.2 x 2.9)

#### Bedroom One

10'5" x 10'5" (3.2 x 3.2)

Having double glazed window, TV point and a radiator

#### Bedroom Two

11'1" x 8'6" (3.4 x 2.6)

Having a double glazed window and a radiator.

#### Bedroom Three

7'2" x 8'2" (2.2 x 2.5)

Having double glazed window and a radiator.

#### Bathroom

6'6" x 13'5" (2.0 x 4.1)

The bathroom has a low level flush WC, hand basin, bath with an overhead shower and additional walk in shower, double glazed window, tiled floors and walls. Built in Bluetooth speakers and underfloor heating

#### Front

To the front of the property is a paved driveway

#### Rear

To the rear of the property are two sheds, a lawned area and a raised paved area

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

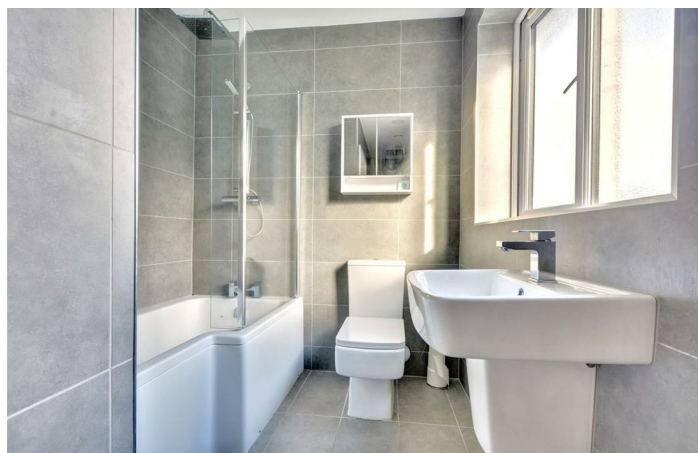
Flood Risk: No flooding in the past 5 years

Flood Defences: No

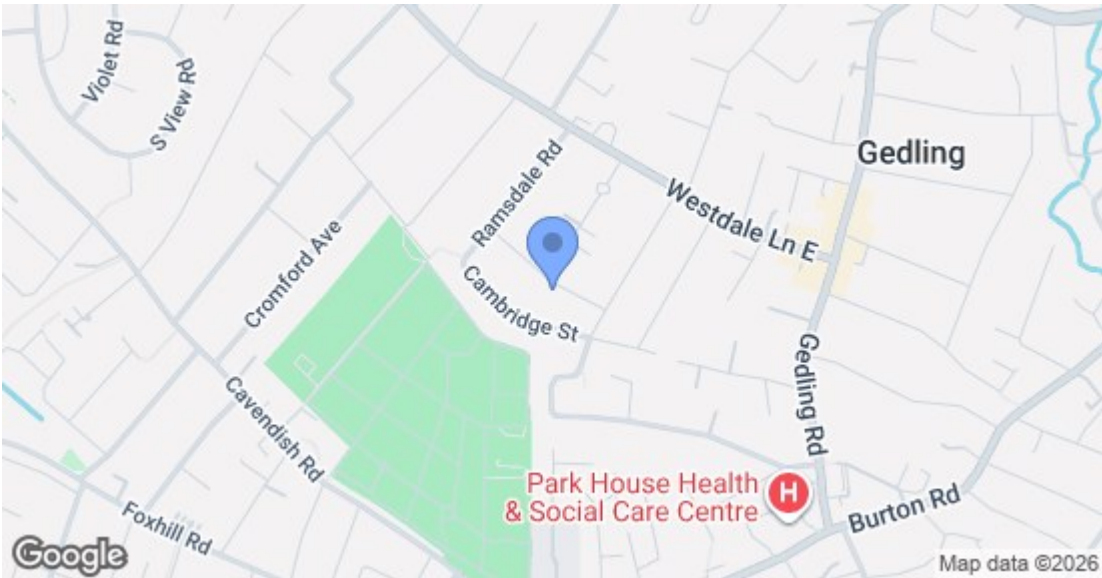
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.