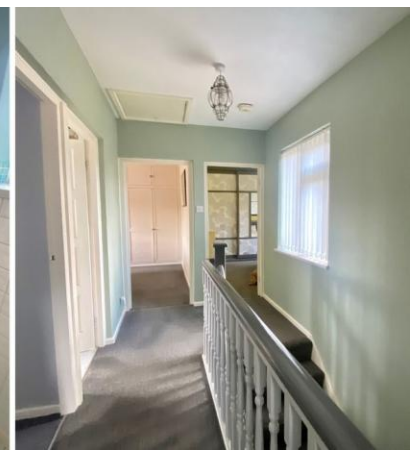




Lesley
Greaves
estate & letting agents





Guide Price £210,000-£220,000

Cavendish Road
Carlton
Nottingham
NG4 3ED

EPC Rating 'C'

A well presented three bedroom semi detached home with generously proportioned accommodation. The property is in a popular location close to a wide range of amenities for the whole family. In brief the accommodation comprises of a reception hallway, with under stair cupboard, dining room with double doors opening into the rear garden, living room and kitchen complete the ground floor. On the first floor there are three good sized bedrooms, bathroom and separate WC. Outside there is a gated garden to the front with a driveway providing off road parking for multiple vehicles. To the rear is a private garden with a lawn and two patio seating areas as well as two brick stores, WC and useful covered area. Taking all of these features into account we strongly recommend an internal viewing, contact us now to book your appointment.





**WOOD EFFECT UPVC DOUBLE GLAZED
ENTRANCE DOOR TO THE HALLWAY**

RECEPTION HALLWAY

uPVC double glazed window to the side elevation,
radiator, doors to living room dining room kitchen and
under stair store cupboard.

LOUNGE

13' 11" into alcove x 10' 11" (4.26m x 3.34m)
uPVC double glazed window to the front, radiator and
coving to ceiling.



DINING ROOM

11' 7" x 10' 11" (3.55m x 3.33m)
uPVC double glazed double doors to the rear garden,
radiator and coving to ceiling

KITCHEN

13' 10" x 18' 2" (4.24m x 5.56m)
With a range of fitted wall and base cupboards, rolltop
work surfaces, stainless steel sink with tap, space for a
free standing cooker with canopy hood over, space for
a fridge freezer, dish washer, tiled splash backs, tiled
floor, wall mounted gas fire, wall mounted combination
boiler, two uPVC double glazed windows to the rear
and uPVC double glazed door to the rear.

LANDING

uPVC double glazed window to the front, loft access
and doors to three bedrooms and the family bathroom.



MASTER BEDROOM

13' 11" x 9' 9" to back of wardrobes (4.25m x 2.98m)
uPVC double glazed window to the front, radiator and
fitted wardrobes.

BEDROOM TWO

11' 8" into alcove x 10' 11" (3.58m x 3.35m)
uPVC double glazed window to the rear, fitted
wardrobes, radiator and coving to ceiling.

BEDROOM THREE

8' 9" x 8' 6" (2.68m x 2.6m)
uPVC double glazed window to the rear and radiator.

BATHROOM

White suite comprising of a panelled bath with electric
shower over, pedestal sink, fully tiling to walls and
flooring, cupboard and opaque uPVC double glazed
window to the rear.

WC

With low flush WC, partly tiled walls, tiled floor and
opaque uPVC double glazed window to the side.

OUTSIDE

To the front of the property is a laid to lawn garden with
a range of plants shrubs and a tree. There is also a
block paved driveway providing off street parking. To
the rear is an enclosed laid to lawn garden with two
patios, outside cloakroom with low flush WC and two
brick stores on with plumbing for a washing machine and
a sink.

Tenure: Freehold

Council Tax Band B

Local Authority: Gedling Borough Council

Property Directions:

From our office in Gedling turn right at the traffic light junction into Westdale Lane then turn left at the post office into Darley Avenue, follow the road round then turn left into Cromford Road. At the junction turn left into Cavendish Road where the property can be found on the right hand side identified by our for sale sign.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Gedling

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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

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