



Guide Price £260,000

Vernon Avenue, Carlton, Nottingham NG4 3FX

EPC Rating D



Three bedroom semi detached property located close to an excellent range of amenities. The property is located within this extremely popular and established residential suburb, occupies a generous sized plot with a private landscaped rear garden. In brief, the accommodation comprises an entrance hallway, utility storage cupboard with plumbing for a washing machine, WC with wash hand basin, bay fronted living room, separate dining room and brand new white kitchen to the ground floor. To the first floor, there is a landing with built in storage cupboard, newly fitted WC, separate family bathroom with bath and shower cubicle and three good size bedrooms with built in storage cupboards to the two double bedrooms. To the front of the property there is a driveway, carport and laid to lawn garden with a range of plants and shrubs. This property also benefits from having a brand new boiler and radiators throughout. Carlton is popular residential area is close to a wide range of amenities. It includes schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres.

- Freehold

LIVING ROOM 13' 3" into bay x 10' 5" into recess (4.04m x 3.18m)

DINING ROOM 14' 4" x 10' 5" into recess (4.37m x 3.20m)

KITCHEN 10' 10" x 8' 0" (3.3m x 2.44m)

DOWNSTAIRS WC 4' 6" x 3' 0" (1.37m x 0.91m)

BATHROOM 7' 11" x 7' 9" (2.41m x 2.36m)

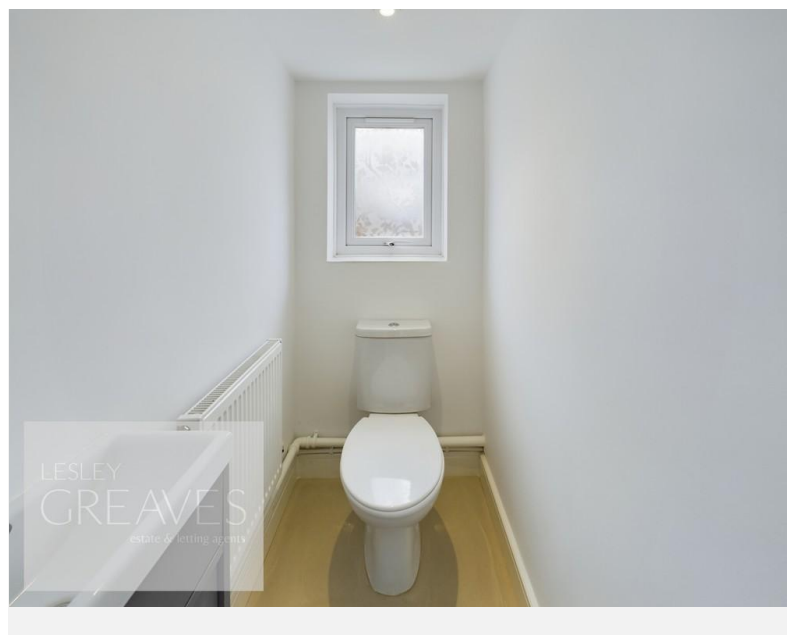
WC 4' 10" x 2' 9" (1.47m x 0.84m)

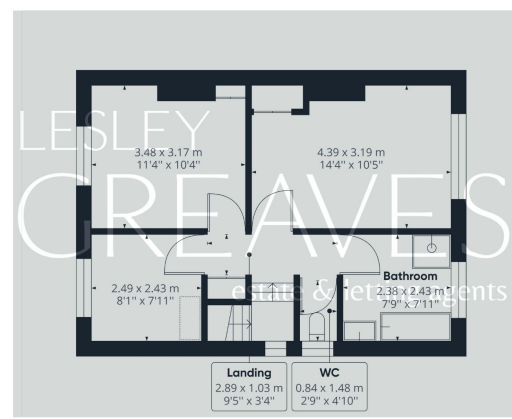
BEDROOM ONE 14' 4" x 10' 5" into recess (4.37m x 3.18m)

BEDROOM TWO 11' 4" x 10' 4" into recess (3.45m x 3.17m)

BEDROOM THREE 8' 1" x 7' 11" (2.46m x 2.43m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

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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 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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