



£195,000

Wallace Avenue, Carlton, Nottingham NG4 3AS

EPC Rating D



Well presented, traditional bay fronted, semi detached home located within this sought after location. In brief the double glazed, centrally heated accommodation comprises a reception hallway with under stair storage, open plan bay fronted lounge/dining room with patio doors onto the rear garden and door to a newly fitted kitchen with spaces for appliances. To the first floor there is a landing, three bedrooms and a bathroom, fitted with a white suite. To the outside there is a walled garden to the front with gated pedestrian access whilst to the rear is a private garden which has been landscaped with low maintenance in mind and has useful outbuildings for extra storage. The property has been freshly decorated with new flooring throughout and is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities. An internal viewing of the property is recommended in order to appreciate both the accommodation and location. 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

ENTRANCE HALLWAY 15' 2" x 5' 11" to the maximum (4.62m x 1.8m)

LOUNGE DINER 26' 4" into bay x 11' 4" into recess' (8.03m x 3.45m)

KITCHEN 8' 10" x 8' 3" (2.69m x 2.51m)

LANDING 9' 3" x 3' 1" (2.82m x 0.94m)

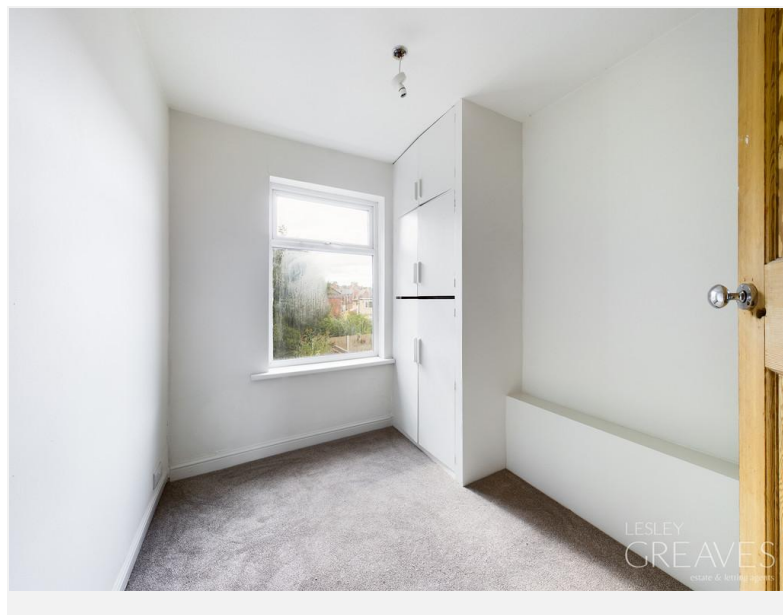
MASTER BEDROOM 11' 11" x 10' 1" (3.63m x 3.07m)

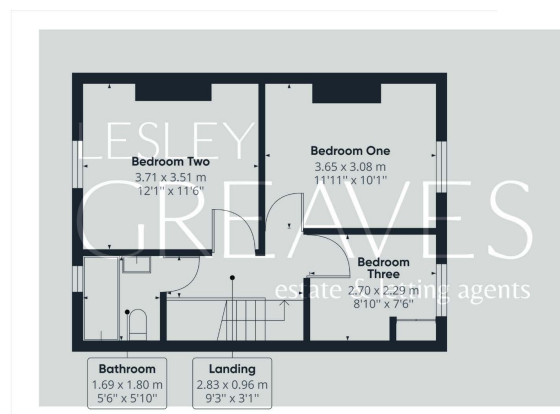
BEDROOM TWO 12' 1" x 11' 6" (3.68m x 3.51m)

BEDROOM THREE 8' 10" to the back of the cupboard x 7' 6" (2.69m x 2.30m)

BATHROOM 5' 10" x 5' 6" (1.78m x 1.68m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 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.

