



£350,000

Cromford Avenue, Carlton, Nottingham NG4 3RU

EPC Rating D



Detached house in need of modernisation offering sizeable accommodation with a good existing layout creating a great opportunity. In brief, the property spans two floors and the ground floor comprises an entrance hall with storage cupboard, WC, kitchen, dining room and lounge diner with patio doors onto the garden. To the first floor is a family bathroom and four bedrooms with an en-suite bathroom to the master bedroom. There are gardens front and rear and a long driveway leading to the double detached brick built garage. Carlton is a popular residential area 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 HALL 17' 8" x 6' 2" to the maximum (5.38m x 1.88m)

LOUNGE DINER 22' 9" x 12' 7" narrowing to 12' 2" (6.93m x 3.84m)

DINING ROOM 11' 10" x 11' 6" (3.61m x 3.51m)

KITCHEN 13' 0" x 11' 9" (3.96m x 3.58m)

WC 7' 1" total x 5' 0" (2.16m x 1.52m)

BEDROOM ONE 15' 10" x 11' 10" (4.83m x 3.61m)

EN-SUITE 9' 4" x 9' 1" to the maximum (2.84m x 2.77m)

BEDROOM TWO 13' 2" x 11' 11" (4.01m x 3.63m)

BEDROOM THREE 12' 3" x 10' 9" (3.73m x 3.28m)

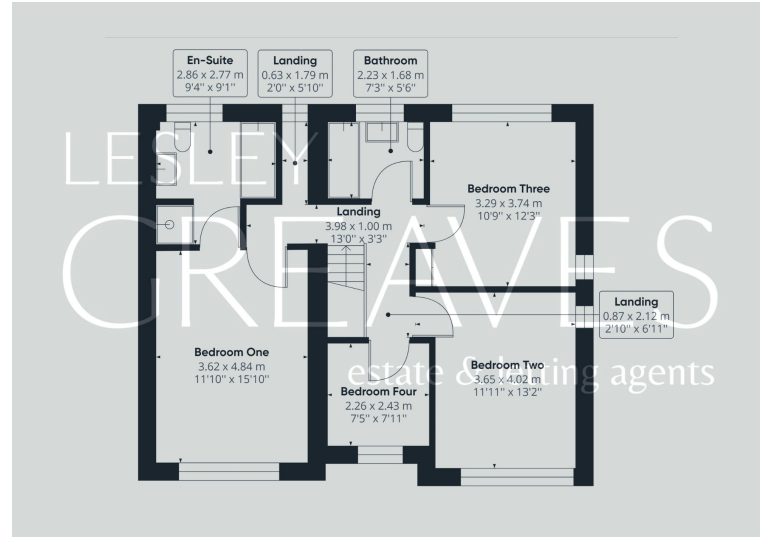
BEDROOM FOUR 7' 11" x 7' 5" (2.41m x 2.26m)

BATHROOM 7' 3" x 5' 6" (2.21m x 1.68m)

DOUBLE GARAGE 21' 7" x 18' 8" (6.58m x 5.69m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: D

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.

