





Guide Price £230,000- £250,000

First Avenue, Carlton, Nottingham NG4 1PD

EPC Rating E





A three bedroom detached house in need of general modernisation, majority of the windows are uPVC double glazed, there is gas central heating and the property has no upward chain. In brief the property comprises of a hallway giving access to the ground floor. To the front of the property is a lounge and a separate dining room to the rear. The kitchen is to the rear of the property benefiting from wall and base units, built in oven and hob, washing machine and a door leading to the rear porch giving access to the garage and rear garden. To the first floor are three bedrooms and a bathroom with an overhead shower and separate WC. To the front of the property are double gates leading to the driveway and garage. To the rear there is an outside tap, outhouse and the rear garden is a mature tiered garden with patio area and fence and hedge. 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.

LIVING ROOM 11' 10" x 13' 8" (3.61m x 4.18m)

DINING ROOM 11' 10" x 9' 10" (3.61m x 3.02m)

KITCHEN 7' 11" x 8' 6" (2.42m x 2.60m)

REAR PORCH 7' 3" x 3' 8" (2.22m x 1.14m)

BEDROOM ONE 11' 10" x 13' 8" (3.62m x 4.19m)

BEDROOM TWO 11' 10" x 9' 10" (3.62m x 3.01m)

BEDROOM THREE 8' 0" x 6' 11" (2.44m x 2.12m)

BATHROOM 7' 10" x 5' 6" (2.40m x 1.68m)

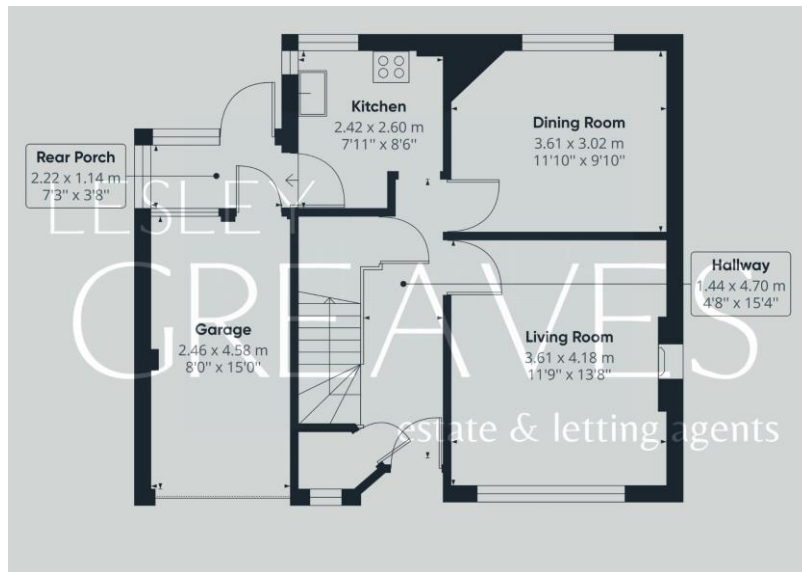
WC 4' 11" x 2' 8" (1.52m x 0.82m)

GARAGE 8' 0" x 15' 0" (2.46m x 4.58m)

- Freehold
- Council Tax Band C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		



COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

Contact Us  
[www.lesleygreaves.co.uk](http://www.lesleygreaves.co.uk)  
[sales@lesleygreaves.co.uk](mailto:sales@lesleygreaves.co.uk)  
0115 987 7337

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.



Company Registration Number: 5773186 | VAT Number: 917862296