



Guide Price £210,000-£220,000

First Avenue, Carlton, Nottingham NG4 1PH

EPC Rating D



Beautifully presented semi detached house is close proximity to a wide range of amenities including schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres. In brief, there is an entrance hall with stairs to the first floor and under-stair storage, a modern re-fitted kitchen with a double fitted oven, gas hob, extractor, under counter space for a fridge and a built in cupboard with plumbing for a washing machine. The bay fronted dining room has an opening through to the living room which has an electric fire suite and French doors onto the rear garden. There are three bedroom to the first floor with mirrored built in wardrobes to bedroom two and a good size four piece bathroom with a large walk in shower as well as a corner bath. The rear garden has been landscaped with a lawn, paved patio area, side gated access, an outside tap and power points.

- Freehold

ENTRANCE HALL 11' 4" x 7' 10" (3.45m x 2.39m)

KITCHEN 10' 4" x 7' 9" (3.15m x 2.36m)

DINING ROOM 13' 9" into bay x 10' 5" (4.19m x 3.18m)

LIVING ROOM 14' 0" x 10' 4" into recess (4.27m x 3.15m)

BEDROOM ONE 14' 1" x 10' 5" into recess (4.29m x 3.18m)

BEDROOM TWO 11' 4" x 8' 5" to front of wardrobes (3.45m x 2.57m)

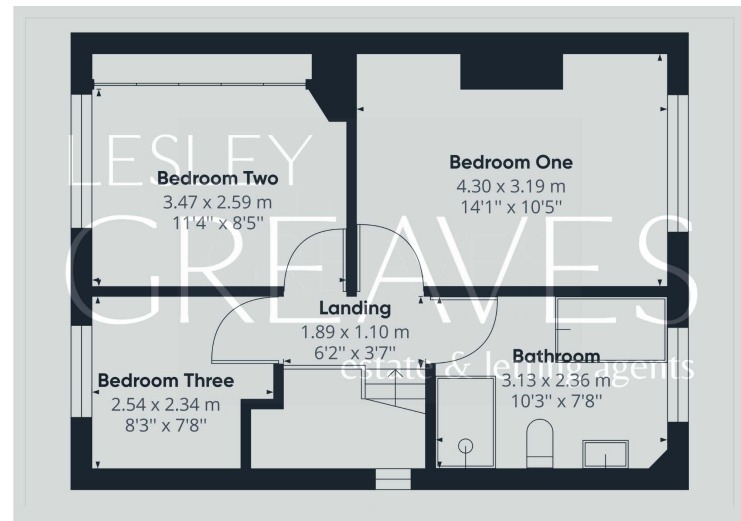
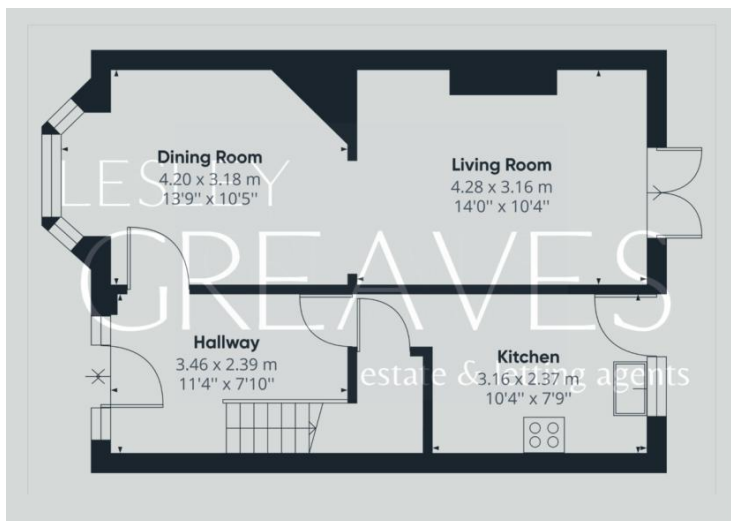
BEDROOM THREE 8' 3" x 7' 8" (2.51m x 2.34m)

BATHROOM 10' 3" x 7' 8" (3.12m x 2.34m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: A

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.

