



Guide Price £272,500

First Avenue, Carlton, Nottingham NG4 1PH

EPC Rating E



Well presented semi-detached house occupying a good size plot with gardens to three sides; lawn with borders for plants and shrubs to the front and side, low maintenance garden to the rear with raised beds, a pond, summerhouse and gate leading to a driveway and detached brick built garage. In brief, the porch to the front leads to an entrance hallway with stairs to the first floor, door to the lounge diner, with bow window to the front and French doors to the garden at the rear, kitchen fitted with shaker style units and external door to the side. A family bathroom and three good size bedrooms complete the first floor accommodation. 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

PORCH 6' 9" x 4' 10" (2.06m x 1.47m) ENTRANCE

HALL 15' 1" x 6' 9" (4.6m x 2.06m)

LOUNGE DINER

LIVING ROOM AREA 15' 0" x 10' 11" into recess  
(4.57m x 3.33m)

DINING ROOM AREA 9' 4" x 9' 4" (2.84m x 2.84m)

KITCHEN 8' 10" x 8' 5" (2.69m x 2.57m)

BEDROOM ONE 11' 7" x 10' 10" (3.53m x 3.3m)

BEDROOM TWO 12' 2" x 8' 10" plus door recess  
(3.71m x 2.69m)

BEDROOM THREE 9' 0" x 7' 5" (2.74m x 2.26m)

BATHROOM 8' 7" x 7' 0" (2.62m x 2.13m)



# LESLEY GREAVES

estate & letting agents



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



COUNCIL TAX BAND: B

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 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