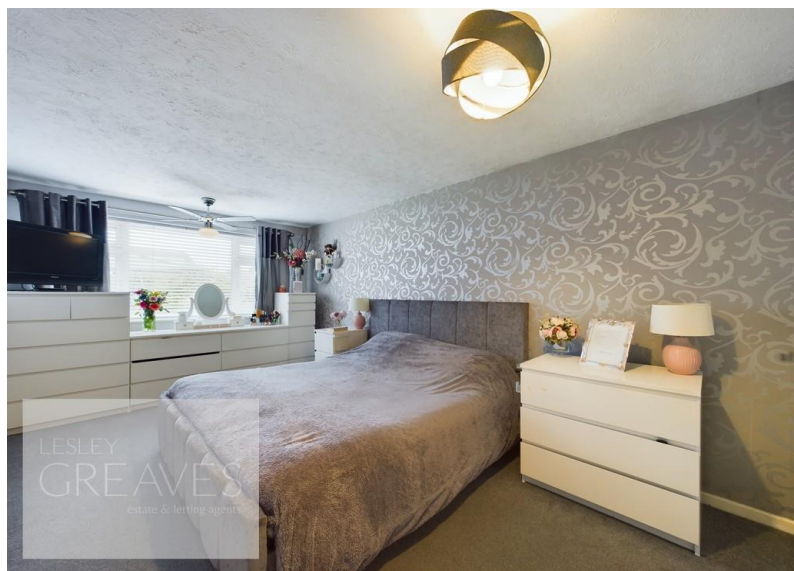




Offers Over £260,00

Second Avenue, Carlton, Nottingham NG4 1PF

EPC Rating D



- Freehold
- Council tax band C

Modern detached bungalow but with a twist, the current owners have opened up the living space up to give a really good sized open plan kitchen/living, making it ideal for a family home. In brief the property comprises of an entrance leading into the kitchen/living area which is a large area having a modern contemporary kitchen with built in appliances and living room space, there are doors to the integral garage and inner hallway. The inner hallway has doors to the bathroom and three bedrooms. The bathroom is modern and has a bath with shower over, WC and wash hand basin set in a modern unit, there are three bedrooms with the second bedroom having sliding patio doors to the rear garden. To the front of the property is a driveway and gated access to the rear, where you can find a good sized lawn garden with patio areas and fencing to the perimeter. 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.

KITCHEN/LIVING AREA 18' 9" x 18' 6" (5.72m x 5.64m)

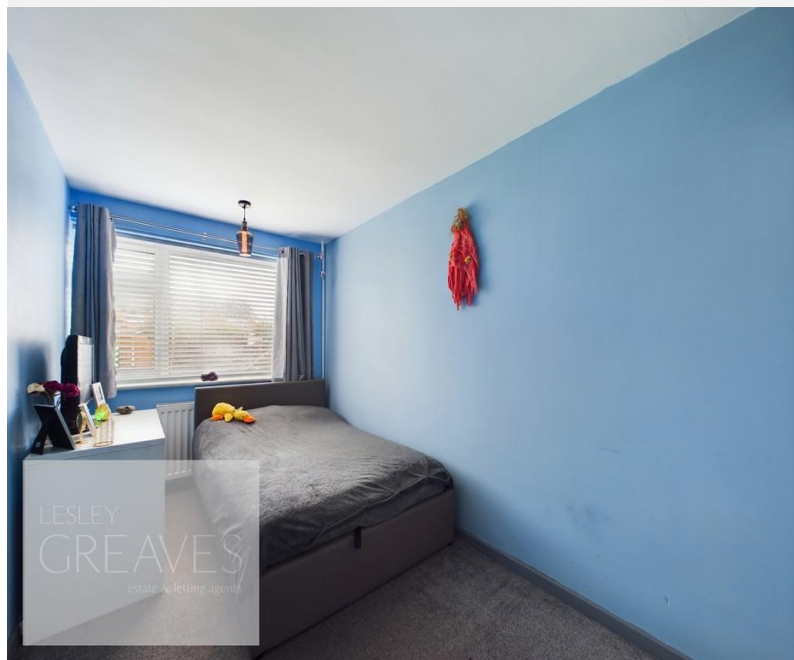
BEDROOM ONE 16' 7" x 9' 11" (5.07m x 3.03m)

BEDROOM TWO 13' 7" x 7' 0" (4.16m x 2.15m)

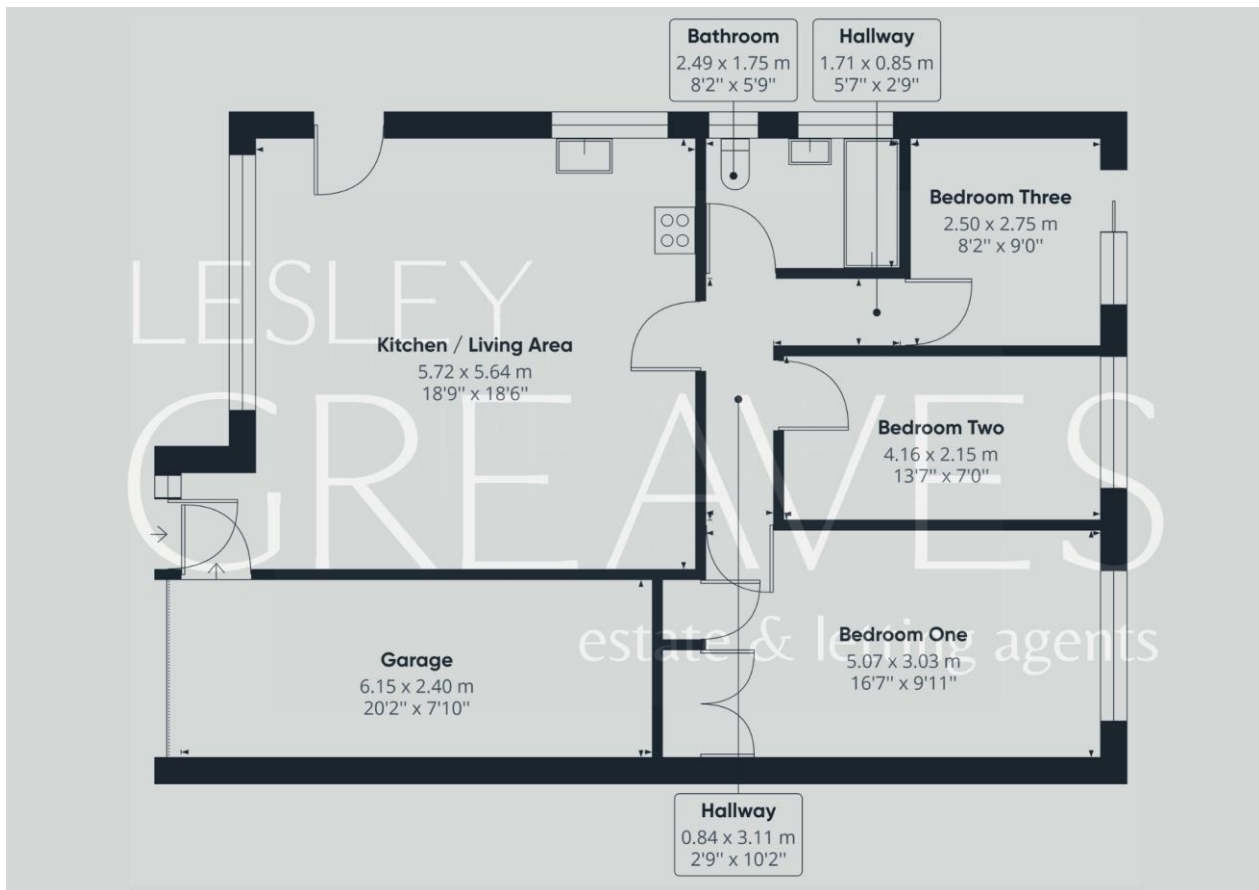
BEDROOM THREE 8' 2" x 9' 0" (2.50m x 2.75m)

BATHROOM 8' 2" x 5' 8" (2.49m x 1.75m)

GARAGE 20' 2" x 7' 10" (6.15m x 2.40m)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road
Gedling
Nottingham
NG4 3HP

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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.

