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Guide Price £255,000

Avondale Road, Carlton, Nottingham NG4 1AF

EPC Rating D



Attractive semi-detached house which has undergone many improvements and offered for sale with no upward chain.

In brief, the accommodation comprises an open porch leading to the entrance hallway, with stairs to the first floor with under stair storage. There is a bay fronted living room to the front, dining room to the rear and a re-fitted new shaker style kitchen to the rear incorporating a breakfast bar, fitted oven, hob and extractor. There are spaces for a washing machine and for a fridge freezer.

To the first floor are three bedrooms and a refitted new modern bathroom with a mains fed shower over the bath.

There is pedestrian and vehicular gated access at the front providing the potential for off street parking, subject to the necessary permission. Gated access at the side leads to a paved patio area with a generous lawn garden to the rear. There are also outhouses, one with WC.

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
- Council tax band B

ENTRANCE HALL 14' 1" x 5' 10" (4.29m x 1.78m)

LIVING ROOM 13' 3" into bay x 10' 10" into recess (4.04m x 3.3m)

DINING ROOM 10' 10" into recess x 10' 10" (3.3m x 3.3m)

KITCHEN BREAKFAST ROOM 17' 6" x 8' 8" maximum (5.33m x 2.64m)

BEDROOM ONE 13' 8" into bay x 10' 11" into recess (4.17m x 3.33m)

BEDROOM TWO 10' 11" into recess x 10' 11" (3.33m x 3.33m)

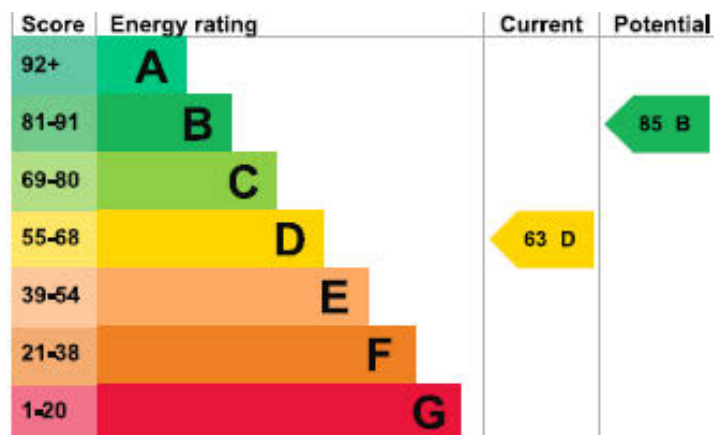
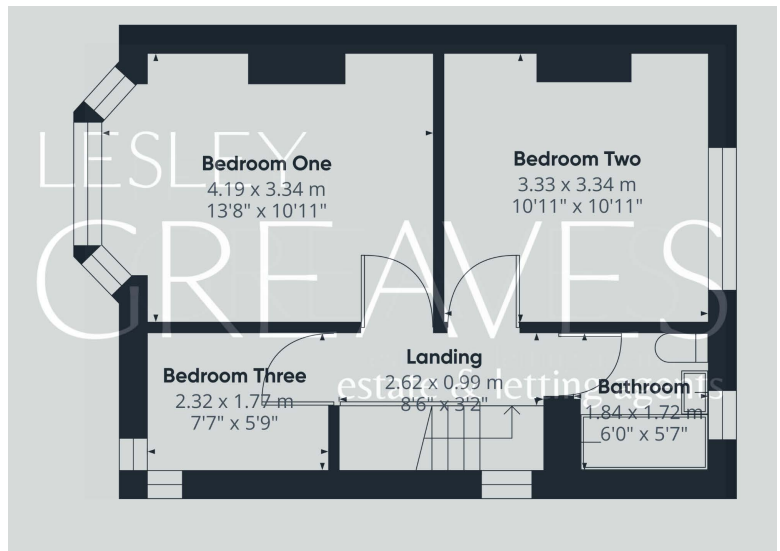
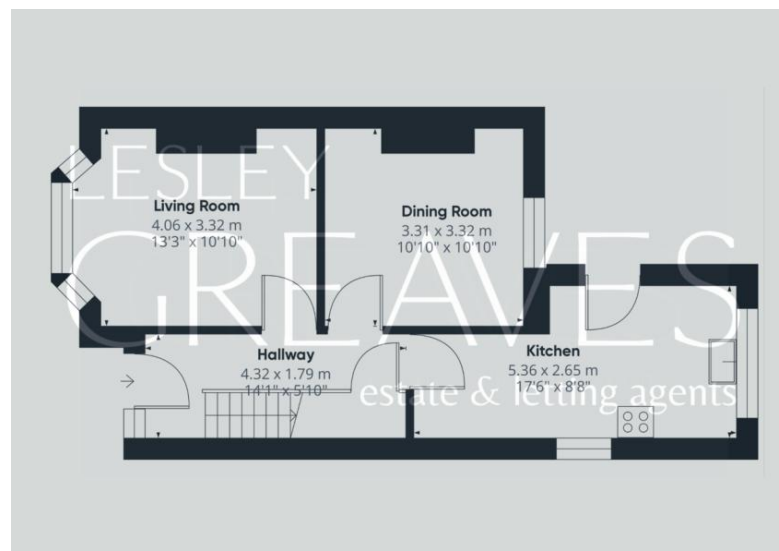
BEDROOM THREE 7' 7" x 5' 9" (2.31m x 1.75m)

BATHROOM 6' 0" x 5' 7" (1.83m x 1.7m)



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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.



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