



**9 Mays Avenue, Carlton – NG4 1AS**

Guide Price **£250,000**

**DavidJames**  
the estate agent





## 9 Mays Avenue

Carlton, Nottingham

Spacious detached home offered with no chain and with lots of potential! Boasting a spacious lounge/dining room, kitchen, conservatory, 3 beds and bathroom plus a large garden, drive and garage!

Council Tax band: C

Tenure: Freehold

- Detached family home with lots of potential
- Offered to the market with no upward chain
- Within easy reach of local amenities, popular schools and frequent transport links
- Generous lounge/dining room
- Bright conservatory overlooking the rear garden
- Fitted kitchen with a range of integrated appliances
- Three bedrooms (including two double bedrooms)
- Family bathroom with a three-piece suite
- Large tiered rear garden with mature trees and lots of scope for landscaping
- Private driveway leading to garage















Floor 0

**Approximate total area<sup>(1)</sup>**

99.62 m<sup>2</sup>

1072.29 ft<sup>2</sup>

**Reduced headroom**

0.66 m<sup>2</sup>

7.1 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1





## David James Estate Agents

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