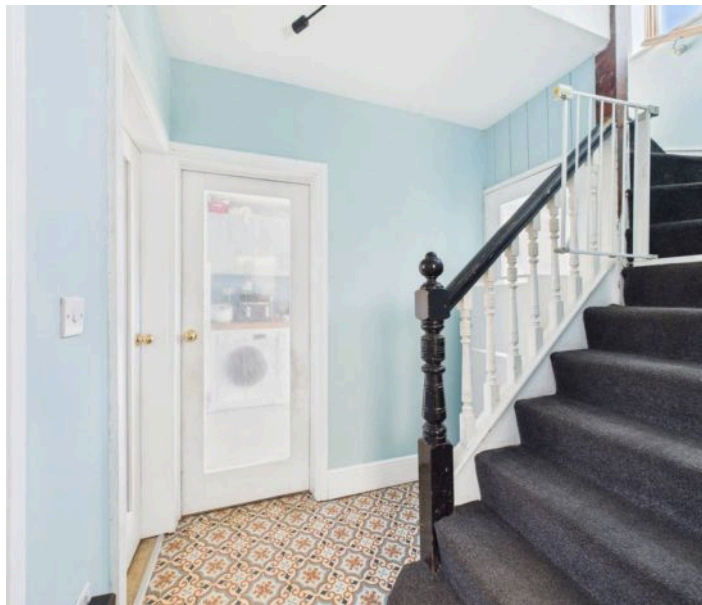




1 Albert Avenue, Carlton – NG4 1HN

Guide Price **£270,000**

DavidJames
the estate agent



1 Albert Avenue

Carlton, Nottingham

Detached 2 double bed home with Carlton's amenities on the doorstep! Offering 2 reception rooms, downstairs WC, fitted kitchen and first floor 4-piece bathroom plus a beautiful garden and driveway!

Council Tax band: C

Tenure: Freehold

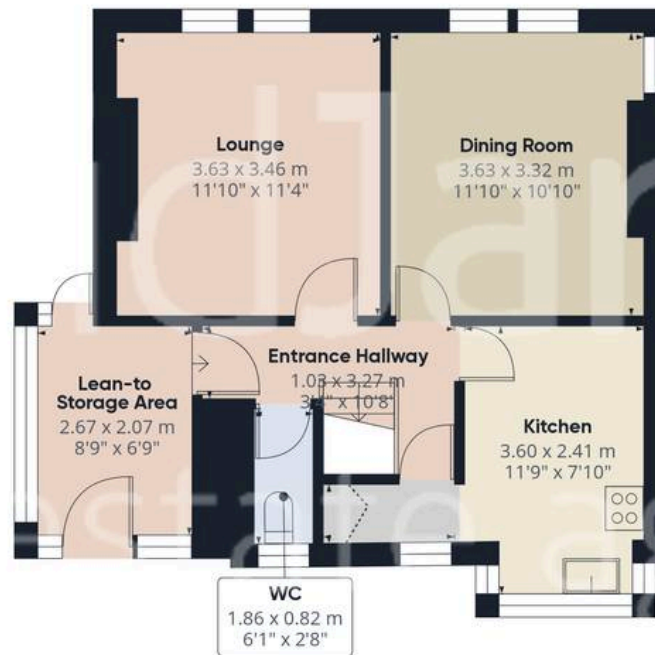
EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Detached home on a generous plot
- Carlton Hill's shops and eateries on the doorstep
- Frequent bus services available to the nearby Nottingham City Centre
- Bright and welcoming lounge
- Separate versatile dining room
- Fitted kitchen with garden views and space for freestanding appliances
- Two first floor double bedrooms
- First floor bathroom with a four-piece suite (including both a bath and separate shower enclosure)
- Beautiful lawned rear garden with patio seating space and useful storage outbuildings
- Driveway offering ample off-street parking







Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

82.05 m²

883.19 ft²

Reduced headroom

0.35 m²

3.72 ft²

(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



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.