



**26 Curzon Avenue, Carlton – NG4 1GN**

Guide Price **£195,000**

**DavidJames**  
the estate agent





## 26 Curzon Avenue

Carlton, Nottingham

Available with no chain, this 2 bed end-terrace home is within walking distance of Carlton's shops & bus links. With 2 reception rooms, breakfast kitchen, stunning bathroom and tranquil gardens!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

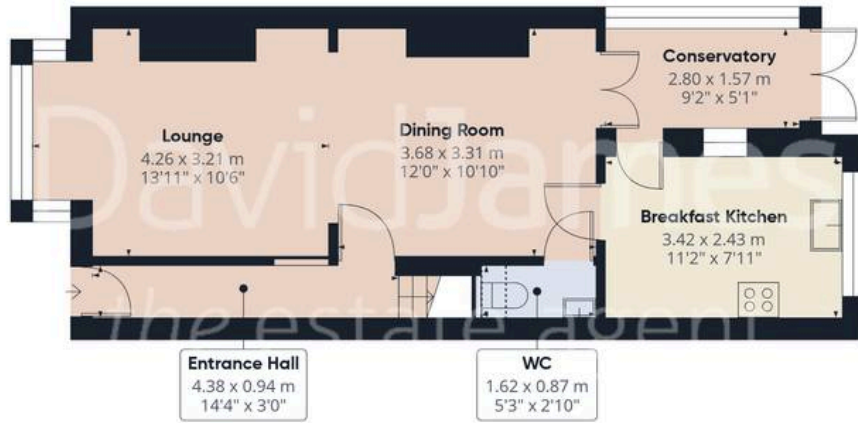
- Two-bedroom mid-terrace house
- Walking distance to Carlton's amenities, bus services and close to Nottingham City Centre
- Two reception rooms (good-sized lounge and a separate versatile sitting/dining room)
- Modern fitted breakfast kitchen with grey shaker style units and a range of integrated appliances
- Conservatory with French doors giving access to the rear garden
- Convenient downstairs WC with additional under stairs cupboard
- Two good-sized double bedrooms (both bedrooms with fitted wardrobes)
- Stunning four-piece bathroom suite with feature jacuzzi bath and separate walk-in shower
- Gas central heating with combination boiler with Hive controls
- Stunning rear garden with established planting, water feature, composite decking, summerhouse











Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

92.8 m<sup>2</sup>

999 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>

3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## David James Estate Agents

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