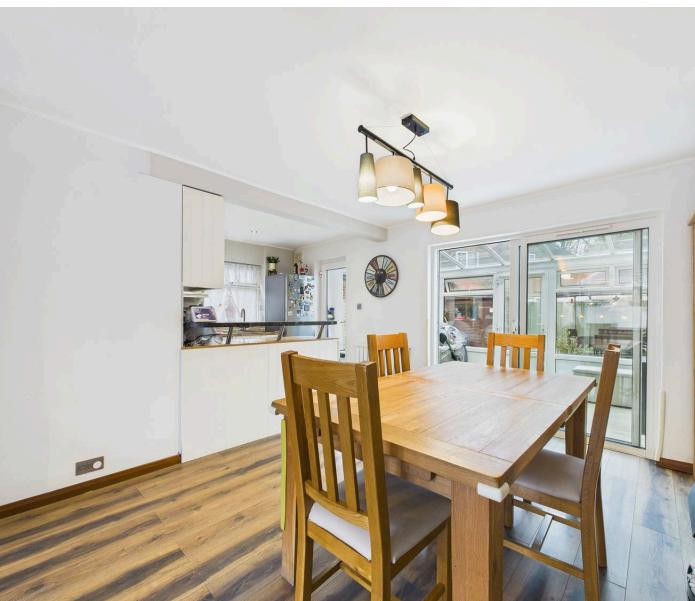




18 Albert Avenue, Carlton – NG4 1HN

Guide Price £260,000

DavidJames
the estate agent



18 Albert Avenue

Carlton, Nottingham

Well-presented 3 bed semi-detached home just a short walk from Carlton Hill's amenities - available to purchase with no upward chain and ideal for both growing families and first-time buyers alike!

Council Tax band: B

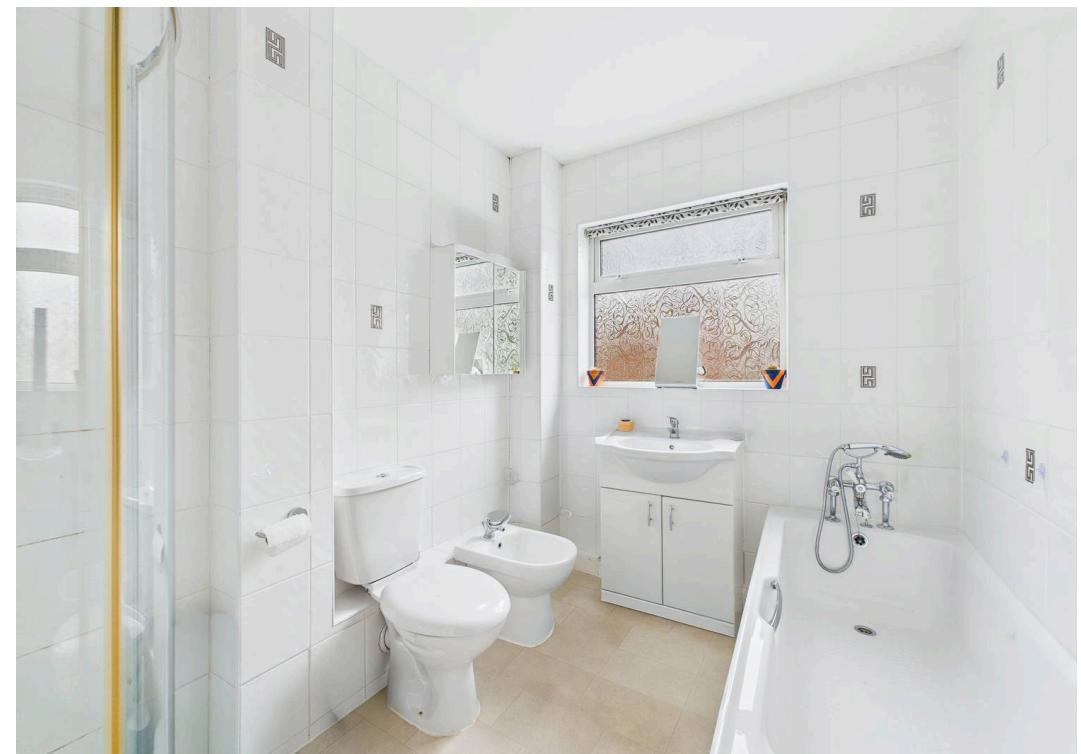
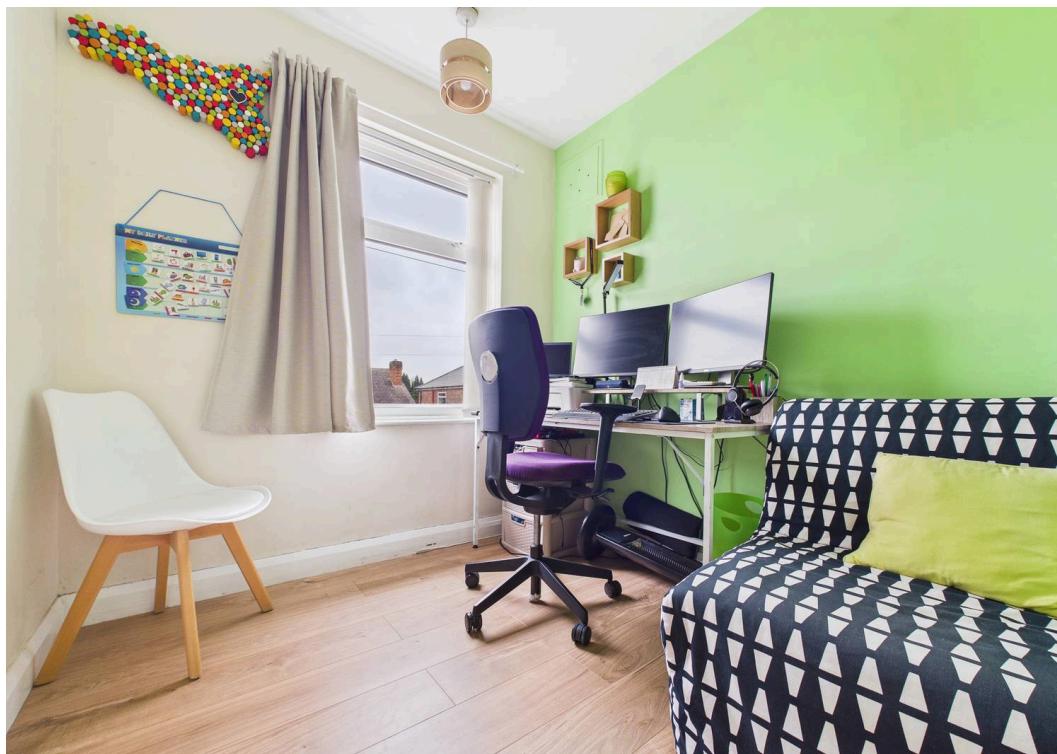
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented semi-detached family home
- Available to purchase with no upward chain
- Ideal for growing families and first-time buyers looking to step on the property ladder
- A short walk from Carlton Hill's amenities and transport links to the City Centre
- Bright and spacious lounge/dining room with wood finish flooring and a feature bay window
- Modern kitchen with a range of integrated appliances
- Versatile conservatory with garden views
- Three first floor bedrooms
- Modern family bathroom with a five-piece white suite (including both a bath and separate shower)
- Westerly-facing, private and enclosed rear garden with lawn and patio seating space







Floor 0

Approximate total area⁽¹⁾

86.8 m²

933 ft²



Floor 1

(1) Excluding balconies and terraces

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

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.