



**74 Buxton Avenue, Carlton – NG4 3RS**

Guide Price **£200,000– £210,000**

**DavidJames**  
the estate agent





## 74 Buxton Avenue

Carlton, Nottingham

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

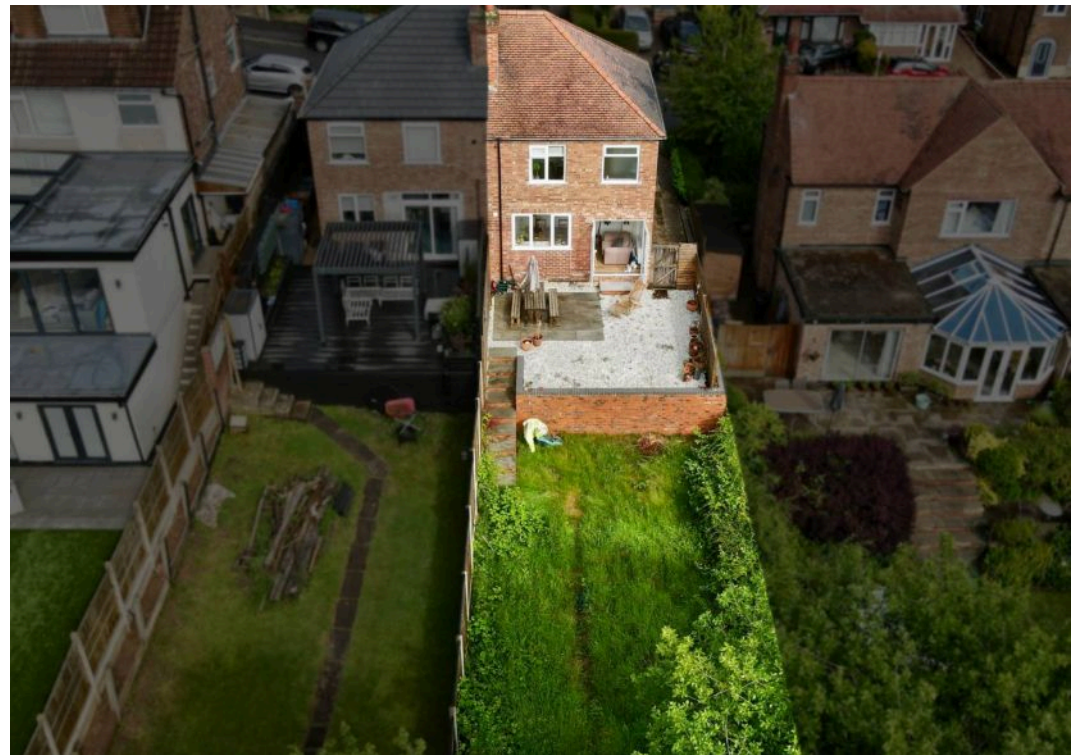
- Semi-detached home
- Two spacious and neutrally-decorated double bedrooms
- Entrance hall with a cloakroom/WC
- Welcoming lounge with a large bay window and fitted custom-blinds
- Modern dining kitchen with cream shaker style units and French doors
- First floor bathroom with a three-piece white suite
- Generous rear garden featuring a hard-landscaped patio seating area
- Popular residential location close to both Carlton and Mapperley's amenities
- Beautifully-presented throughout
- Ideal for a first-time buyer looking to step on the property ladder













Floor 0



Floor 1

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

64.72 m<sup>2</sup>

696.65 ft<sup>2</sup>

**Reduced headroom**

0.79 m<sup>2</sup>

8.49 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.

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## David James Estate Agents

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