



88 First Avenue, Carlton – NG4 1PD

Guide Price **£240,000**

DavidJames
the estate agent



88 First Avenue

Carlton, Nottingham

Well-presented semi-detached home with no upward chain, close to Carlton's amenities, schools and bus links. Open-plan dining/kitchen, three double beds, modern bathroom and a good-sized rear garden!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented semi-detached home with no upward chain
- Great location close to Carlton's amenities, schools and bus services
- Neutrally decorated and perfect for first-time buyers, families or investors
- Light and spacious lounge with feature French doors overlooking the rear garden
- Stylish open-plan dining/kitchen with white gloss units and integrated cooking appliances
- Practical utility room with separate downstairs WC for added convenience
- Three well-proportioned first-floor double bedrooms
- Modern family bathroom with a white three-piece suite
- Good-sized south-east facing rear garden with lawned and patio seating area
- Hardstanding to the front provides parking potential

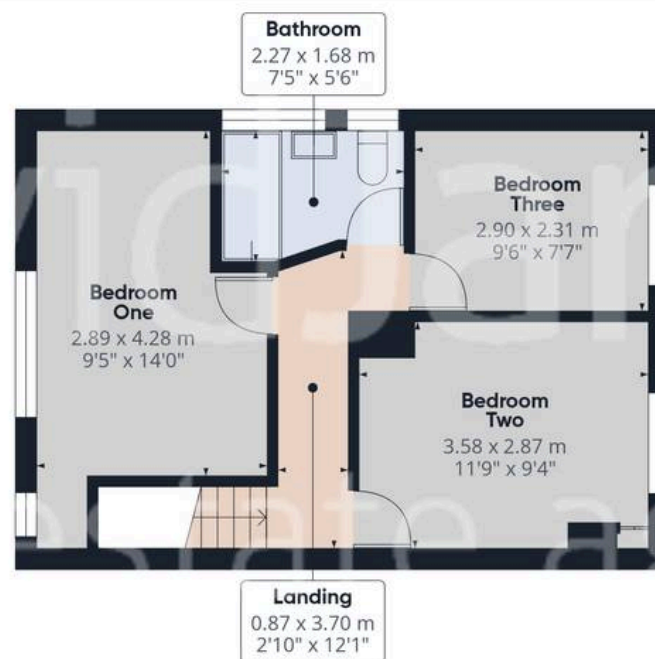








Floor 0



Floor 1

Approximate total area⁽¹⁾

78.2 m²

842 ft²

(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.

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