



53 First Avenue, Carlton – NG4 1PH

Guide Price **£260,000**

DavidJames
the estate agent



53 First Avenue

Carlton, Nottingham

Well-presented detached family home near Carlton Hill amenities! Inviting lounge with multi-fuel burner, dining room and modern kitchen plus 3 beds, bathroom and a low-maintenance garden with parking.

Council Tax band: C

Tenure: Freehold

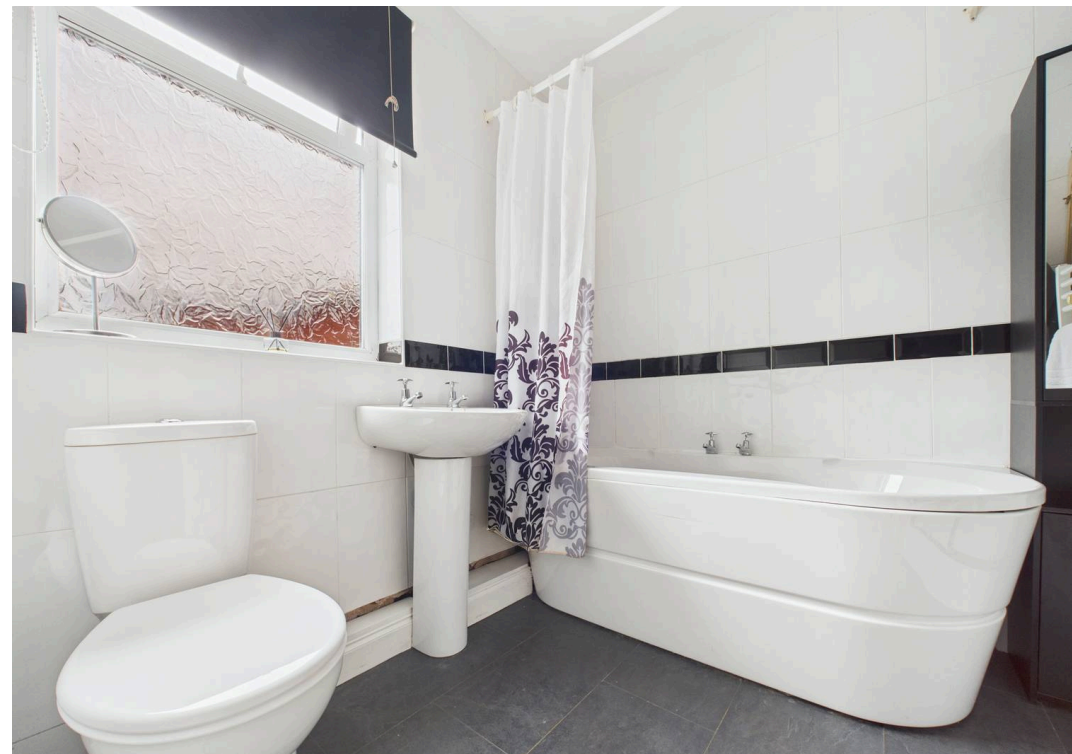
EPC Energy Efficiency Rating: D

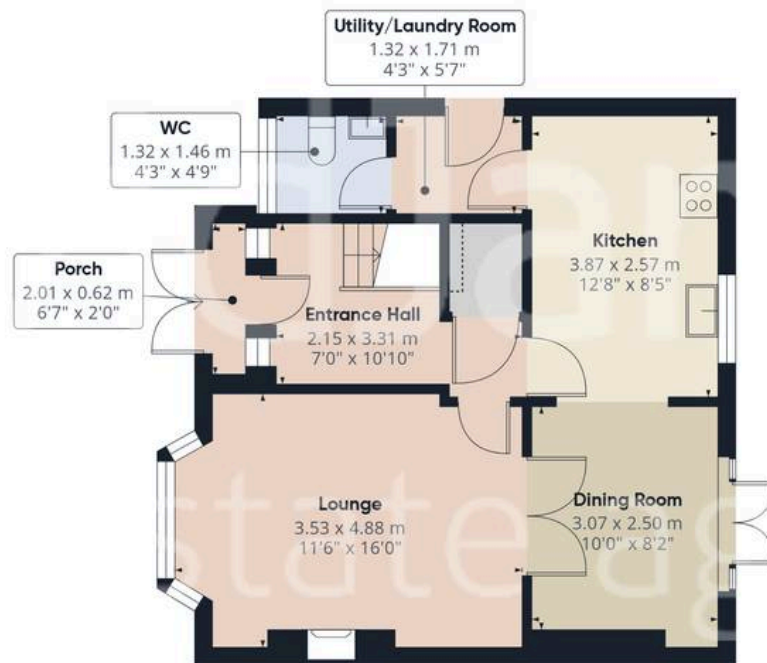
EPC Environmental Impact Rating: E

- Well-presented detached family home
- A short walk from Carlton Hill's nearby amenities and frequent City-bound bus services
- Within easy reach of popular nearby schools and open green spaces
- Bright and welcoming lounge with a superb multi-fuel burner and adjoining dining room
- Modern fitted kitchen with a range of integrated appliances
- Separate utility/laundry room with an adjoining and convenient downstairs WC
- Three first floor bedrooms
- First floor family bathroom with a three-piece white suite and an electric shower
- Low-maintenance rear garden with external power and water access
- Driveway with gates providing multi-vehicle off-street parking









Floor 0



Floor 1

Approximate total area⁽¹⁾

84.2 m²

906 ft²

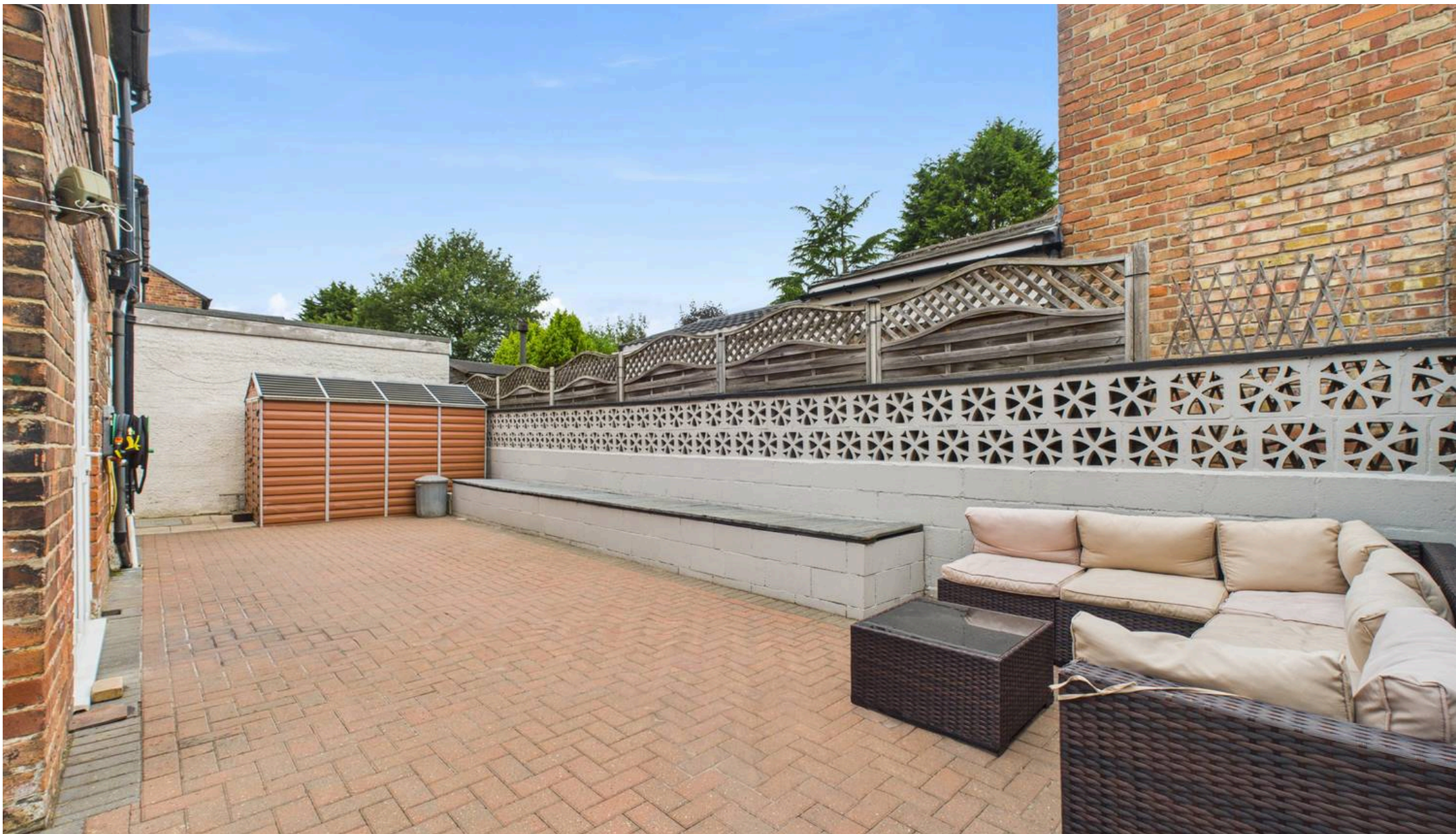
(1) Excluding balconies and terraces

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.

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