



# 1 Cauntton Avenue, Nottingham – NG3 5HH

Guide Price £230,000

DavidJames  
the estate agent





# 1 Cauntton Avenue

Nottingham, Nottingham

Well-presented and spacious end-terraced home near Mapperley Top with 3 double beds, woodland-backed garden, driveway and detached garage. Ideal for first time buyers and growing families!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Well-presented end-terraced home offering generous and versatile accommodation
- Ideally positioned close to Mapperley's amenities, schools, parks and transport links
- Well-suited to first-time buyers, growing families or purchasers seeking a versatile home
- Spacious lounge/dining room with exposed wooden flooring and dual-aspect layout
- Modern kitchen with a Belfast-style sink and woodland outlook
- Three double bedrooms arranged across the first floor
- Well-appointed four-piece bathroom and convenient ground floor cloakroom/WC
- Basement currently used for utility and storage
- Generous rear garden with patio, lawn and established borders backing onto woodland
- Block-paved driveway leading to a detached garage providing off-street parking

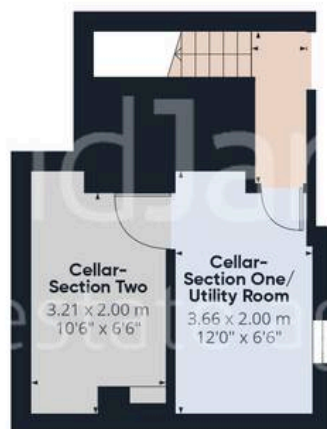












Floor -1 Building 1



Floor 0 Building 1

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

107 m<sup>2</sup>

1152 ft<sup>2</sup>



Floor 1 Building 1



Floor 0 Building 2

(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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## David James Estate Agents

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