



1 Caunton Avenue, Nottingham – NG3 5HH

Guide Price £230,000

DavidJames
the estate agent



1 Caunton 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

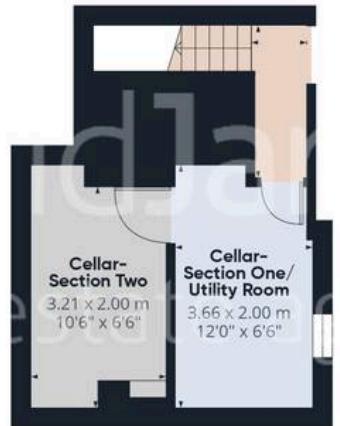
EPC Energy Efficiency Rating: E

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⁽¹⁾

107 m²

1152 ft²



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.



David James Estate Agents

David James Estate Agents, 45B Plains Road - NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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