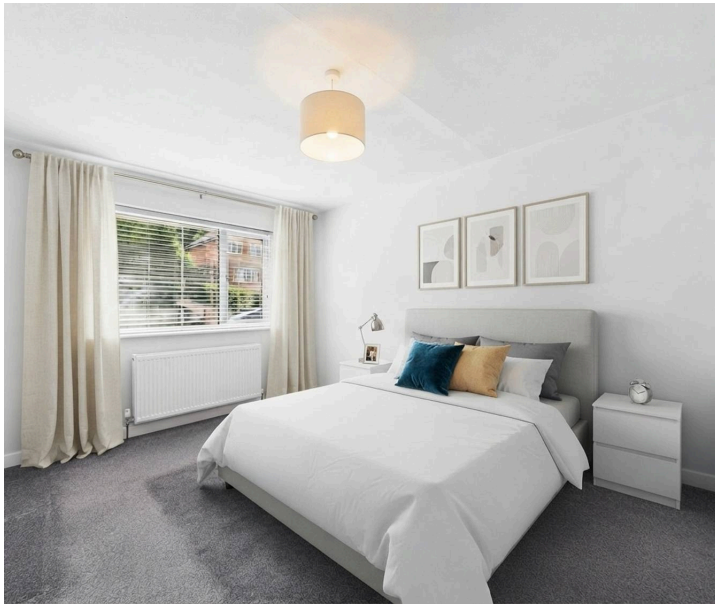


16 Third Avenue, Carlton - NG4 1PE

Guide Price **£190,000**

DavidJames
the estate agent







16 Third Avenue

Carlton, Nottingham

GUIDE PRICE £190,000 - £200,000 NO CHAIN!
Spacious semi-detached home with delightful far-reaching views! Featuring two spacious reception rooms, kitchen and bathroom alongside three beds and a generous rear garden!
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Semi-detached home in a convenient location
- Offered to the market with the benefit of no onward chain
- Popular location with shops and bus routes plus amenities nearby
- Fitted kitchen with wood effect units and integrated cooking appliances
- Bright and spacious rear aspect lounge enjoying far-reaching views
- Second reception room offering versatile dining or family space
- Three well-proportioned bedrooms (including two double bedrooms)
- Three-piece white bathroom suite with an over-bath shower
- Good sized rear garden offering patio seating space and lawn
- Decked seating area with pergola ideal for relaxed outdoor living













Floor 0



Floor 1



DavidJames
the estate agent

Approximate total area(1)

77.5 m²

833 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.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.