



Guide Price £260,000-£270,000

Morello Avenue, Carlton, Nottingham NG4 3BU

EPC Rating E



A modern detached bungalow located in a cul-de-sac position and offered for sale with no upward chain.

In brief, the well presented accommodation comprises an entrance hall with built in boiler and cloaks cupboards, living room with a feature wood burning stove style electric fire, modern white shower room with an electric shower over the bath, two bedrooms and a re-fitted kitchen breakfast room. The bedrooms are located at the rear of the bungalow and the master bedroom has a built in wardrobe. The kitchen is fitted with an oven, breakfast bar and gas hob. There are spaces for a fridge freezer and for an under counter washing machine.

There is an open plan lawn garden at the front, a driveway at the side leading to the garage and gated access to the rear garden. The enclosed rear garden is landscaped with artificial grass, a paved patio area, borders for plants and shrubs and a garden sun room with a tiled floor. Please note that this room is not accessible directly from the property.

Carlton is popular residential area is close to a wide range of amenities. It includes schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres.

- Freehold
- Council tax band C

ENTRANCE HALL 5' 6" x 3' 9" plus cupboard recess' (1.68m x 1.14m)

KITCHEN/BREAKFAST ROOM 9' 8" x 8' 0" (2.95m x 2.44m)

LIVING ROOM 16' 10" x 10' 6" plus recess (5.13m x 3.2m)

INNER LOBBY 5' 3" x 2' 10" (1.6m x 0.86m)

BEDROOM ONE 13' 6" x 9' 11" into recess (4.11m x 3.02m)

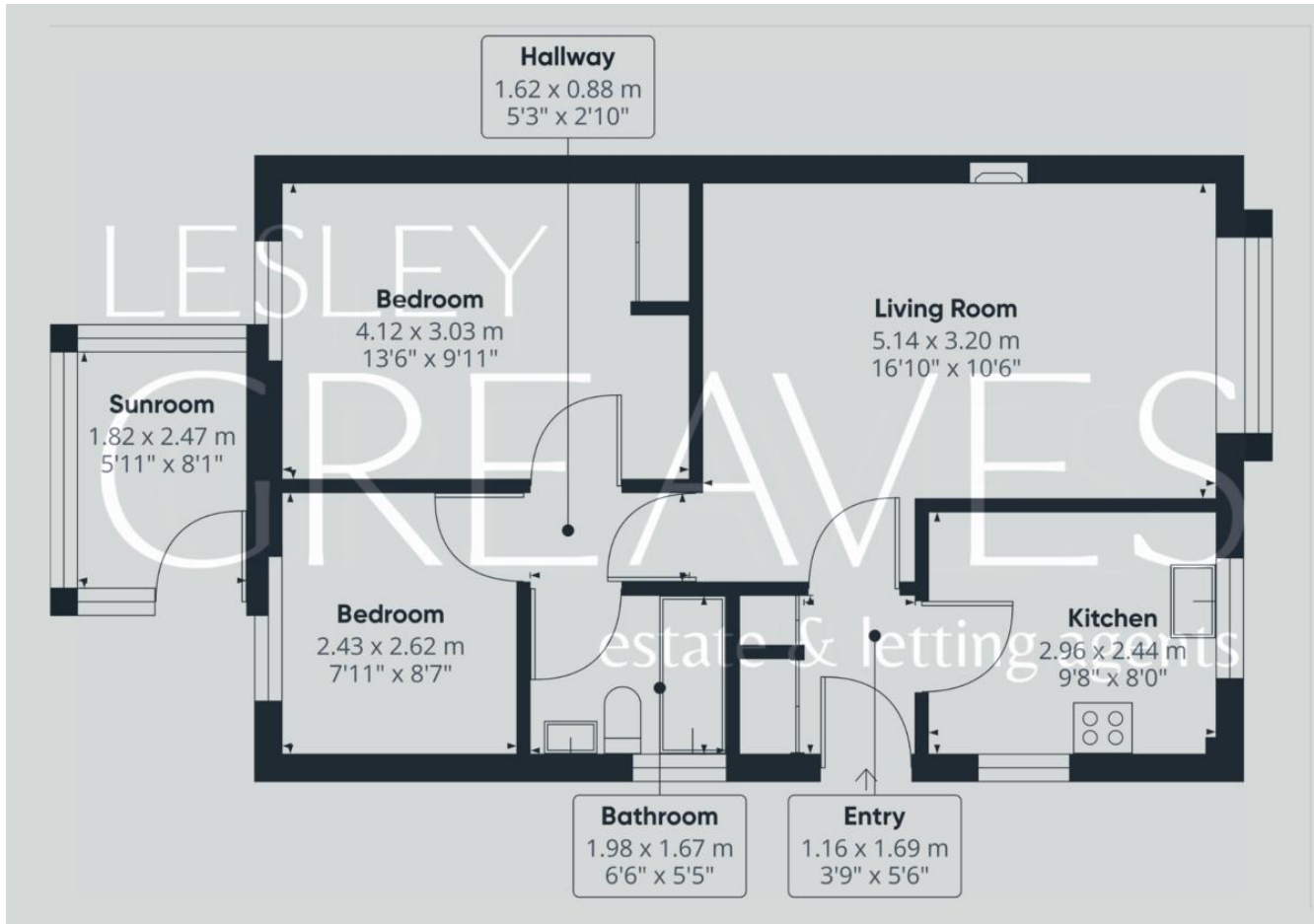
BEDROOM TWO 8' 7" x 7' 11" (2.62m x 2.41m)

GARAGE 15' 5" x 8' 2" (4.7m x 2.49m)

GARDEN SUN ROOM 8' 1" x 5' 11" (2.46m x 1.8m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

