



£230,000

Birch Avenue, Carlton, Nottingham NG4 1EJ

EPC Rating F



Detached family size home offered for sale with no upward chain. In brief, the accommodation is in need of some modernisation and comprises; an entrance hallway with stairs to the first floor and an under stair storage cupboard. Lounge Diner with a door on to the rear garden. Kitchen fitted with a range of wall and base units, door to the side and a pantry with shelving.

There are three bedrooms for the first floor, a WC and bathroom with an electric shower over the bath.

The property is uPVC double glazed and has gas central heating.

The gardens are low maintenance, both front and rear and there is gated vehicular access onto a driveway at the side.

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 7' 4" x 6' 5" (2.24m x 1.96m)

KITCHEN 10' 6" x 8' 10" plus recess (3.2m x 2.69m)

PANTRY 5' 4" x 2' 11" (1.63m x 0.89m)

LOUNGE/DINER 19' 11" x 10' 3" (6.07m x 3.12m)

BEDROOM ONE 14' 7" x 9' 2" maximum measurements (4.44m x 2.79m)

BEDROOM TWO 11' 4" x 10' 5" (3.45m x 3.18m)

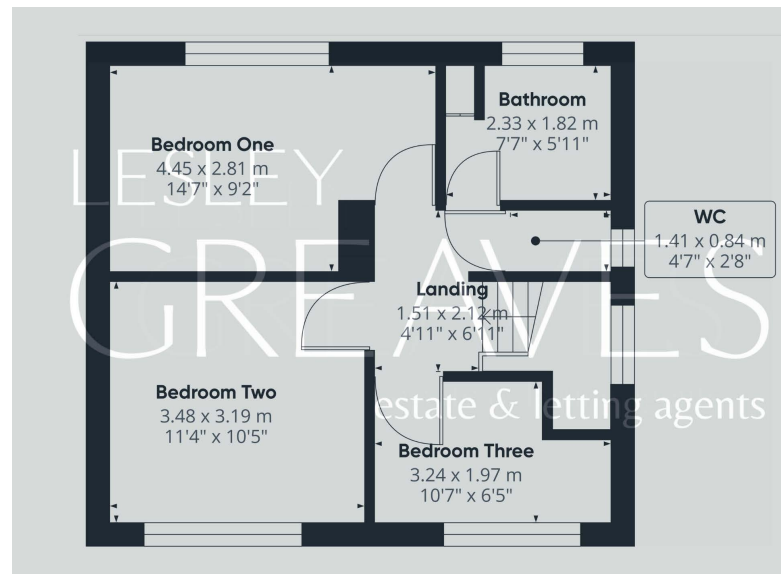
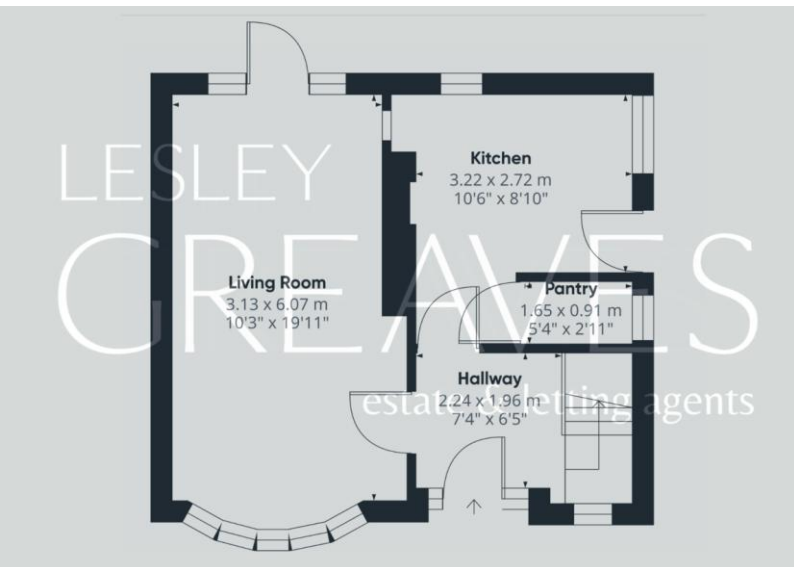
BEDROOM THREE 10' 7" x 6' 5" maximum measurements (3.23m x 1.96m)

BATHROOM 7' 7" x 5' 11" (2.31m x 1.8m)

WC 4' 7" x 2' 8" (1.4m x 0.81m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 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 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.

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