



£240,000-£250,000

GUIDE PRICE

ALBERT AVENUE
CARLTON

- POPULAR LOCATION
- TWO RECEPTION ROOMS
- LARGE GARDEN
- DETACHED
- DOWNSTAIRS WC
- PERIOD PROPERTY
- EPC F



Detached Two-Bedroom Period Home on a Generous Plot

THIS TWO-BEDROOM DETACHED HOME, SET ON A GENEROUS PLOT, HAS ALREADY BENEFITED FROM KEY UPGRADES, INCLUDING A NEW ROOF, REWIRE, BOILER AND DAMP PROOFING. IDEALLY POSITIONED JUST A STONE'S THROW FROM EXCELLENT AMENITIES AND FREQUENT BUS SERVICES INTO NOTTINGHAM CITY CENTRE, IT OFFERS BOTH CONVENIENCE AND EXCITING POTENTIAL.

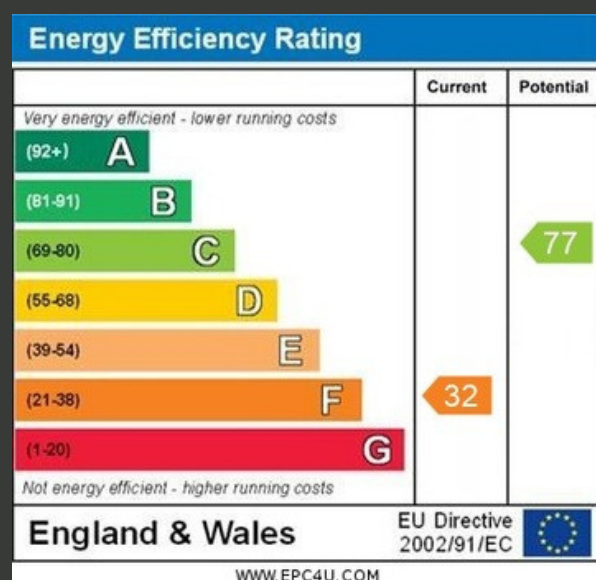
THE GROUND FLOOR WELCOMES YOU WITH AN ENTRANCE PORCH LEADING INTO A HALLWAY, PROVIDING ACCESS TO TWO GENEROUSLY SIZED RECEPTION ROOMS, A CONVENIENT W/C, KITCHEN AND A PRACTICAL UTILITY AREA.

UPSTAIRS, THE PROPERTY OFFERS TWO WELL-PROPORTIONED DOUBLE BEDROOMS, BOTH SERVED BY A SPACIOUS FOUR-PIECE BATHROOM COMPLETE WITH A BATH, SEPARATE SHOWER ENCLOSURE AND USEFUL STORAGE.

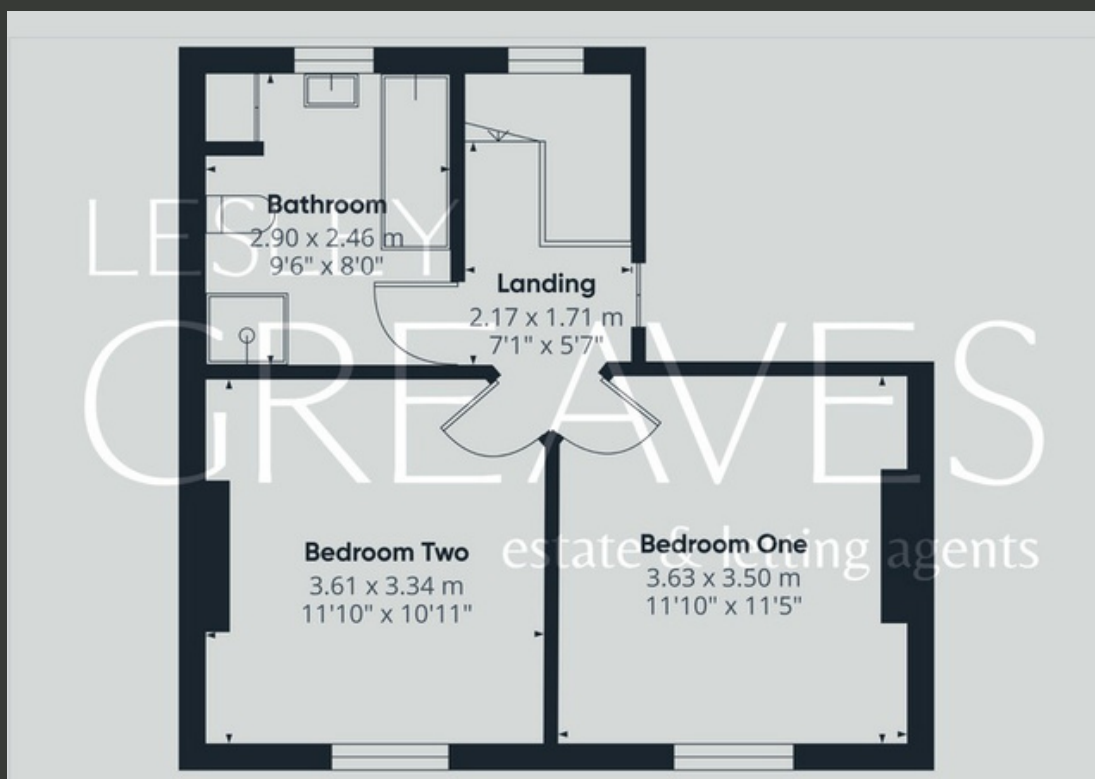
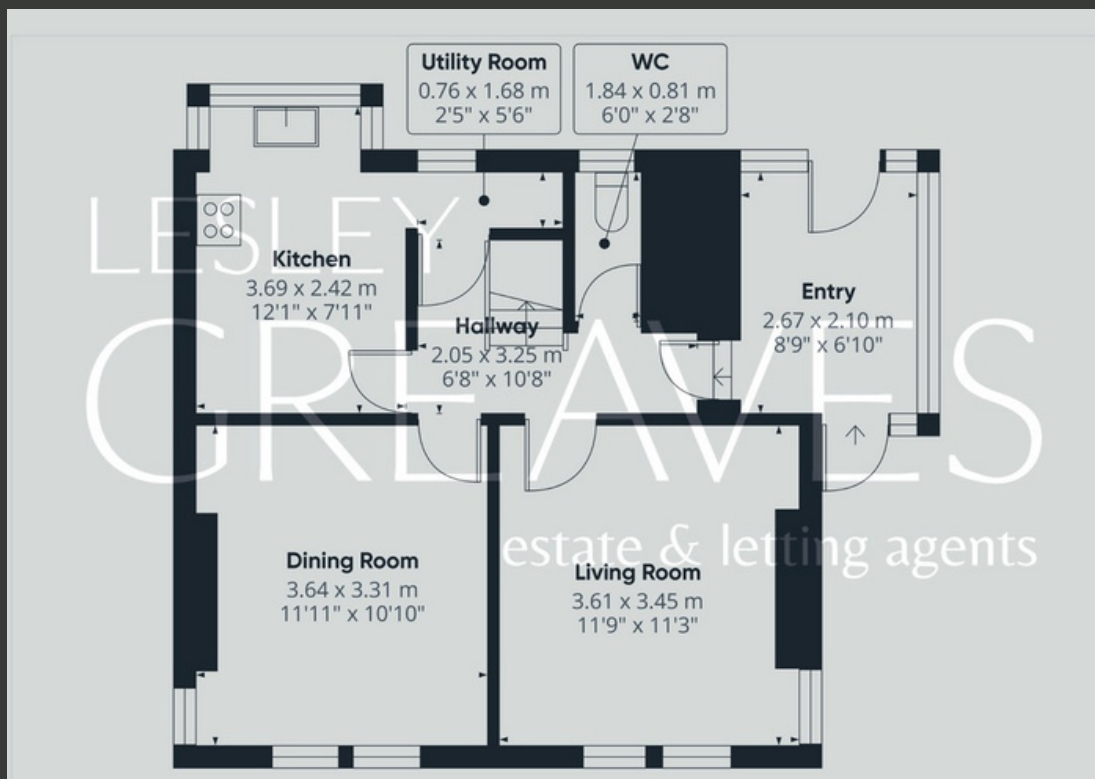
OUTSIDE, THE FRONT OF THE PROPERTY BENEFITS FROM A DRIVEWAY PROVIDING AMPLE OFF-STREET PARKING, WHILE GATED ACCESS LEADS THROUGH TO A GENEROUS REAR GARDEN. THE GARDEN IS COMPLEMENTED BY A RANGE OF OUTBUILDINGS, PERFECT FOR ADDITIONAL STORAGE OR POTENTIAL WORKSHOP SPACE.

A FANTASTIC OPPORTUNITY FOR BUYERS SEEKING A HOME ON A GENEROUS PLOT, WITH SOLID IMPROVEMENTS ALREADY IN PLACE AND SCOPE TO ADD THEIR OWN PERSONAL TOUCH.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 83 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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