



DavidJames
the estate agent

Calverton Avenue, Carlton, Nottingham, NG4 1NB

Guide Price £170,000

About This Property

Presenting an excellent opportunity for first-time buyers eager to secure their first home or investors looking to start or expand their property portfolio, this semi-detached house is now available on the market without an upward chain! Conveniently located for easy access to the amenities of both Carlton and Mapperley, bus services are available just a short walk away which frequent serve Nottingham City Centre.

Upon entering, you'll find an initial entrance hall complete with understairs storage. The home flows into a bright and spacious lounge as well as a modern dining kitchen, equipped with ample space for freestanding appliances. An adjoining utility room serves as a practical addition, housing a Worcester boiler and providing extra space for white goods.

Upstairs, the house boasts three well-proportioned bedrooms, with the front bedrooms offering fantastic views over the local area. The modern shower room includes a three-piece white suite with an electric shower to complete the floor.

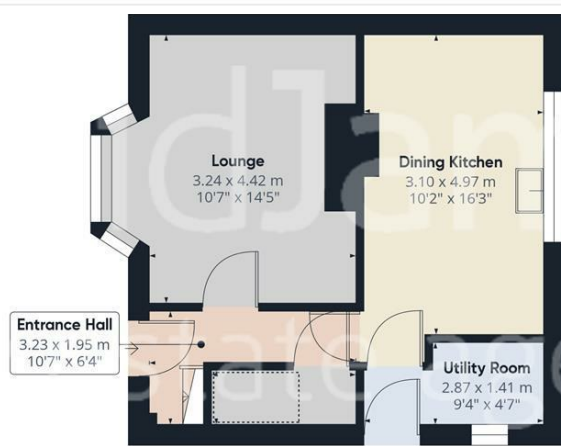
Outside, the tiered rear garden holds plenty of potential for customisation and landscaping. The front of the property features an enclosed garden with artificial turf, providing a neat and low-maintenance space that is set back away from the road for added privacy.



- Semi-detached house
- Offered to the market with no upward chain
- An ideal first-time purchase or investment buy
- Within easy reach of both Carlton and Mapperley's amenities
- Bright and spacious lounge
- Modern dining kitchen with an adjoining utility room
- Three bedrooms
- Fantastic views to the front
- Modern shower room with a three-piece suite
- Enclosed front and rear gardens







Floor 0



Floor 1



Approximate total area⁽¹⁾
80.33 m²
864.69 ft²

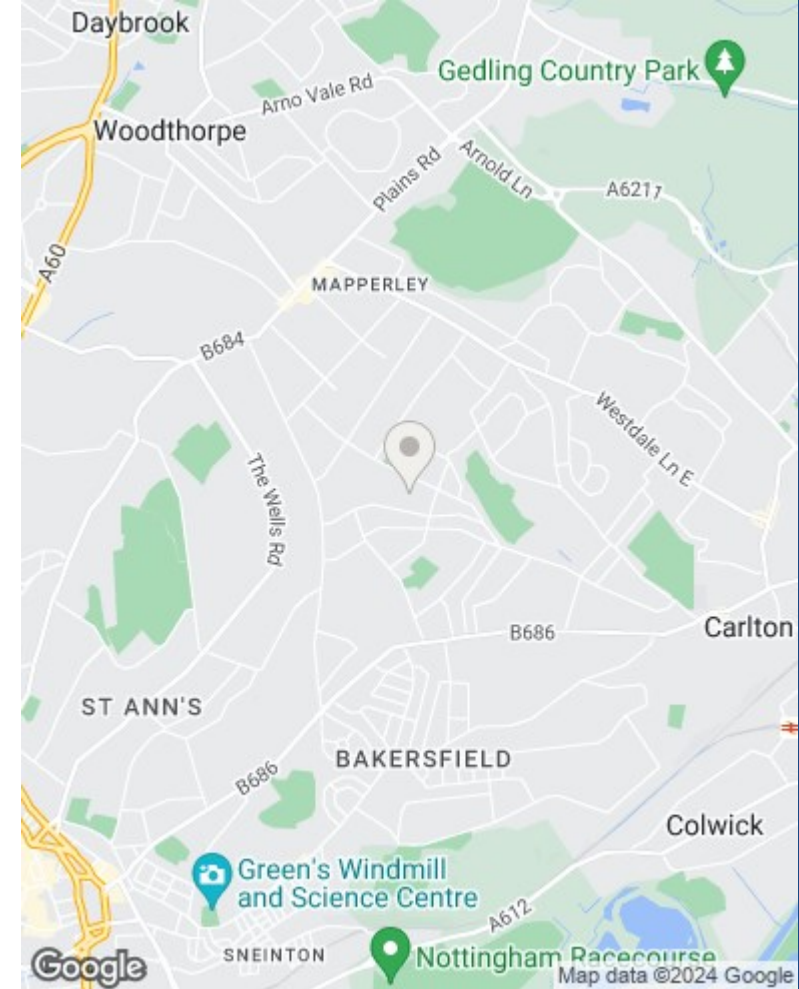
Reduced headroom
1.12 m²
12.06 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: A
Gedling Borough Council
Freehold

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David James Estate Agents
317 Carlton Hill, Nottingham, NG4 1GL
t: 0115 987 8957 e: carlton@david-james.com

