



DavidJames
the estate agent

Elm Avenue, Carlton, Nottingham, NG4 3DD

Guide Price £180,000

About This Property



GUIDE PRICE £180,000 - £190,000. We are pleased to present this 2 bedroom home which is testament to the current owners and ideally located within easy reach of ample amenities whilst also offering excellent connectivity to the City and surrounding areas with frequent bus and train services just a short walk away. Perfect for a first-time buyer, investor or those looking to downsize.

The property boasts a good-sized lounge and additionally, there is a separate second reception room which is currently used as an additional sitting room but could alternatively function as a dining space to suit your lifestyle needs.

The highlight of this home is the beautiful modern kitchen. It features a range of fitted soft-close units, a breakfast bar seating area as well as an integrated double electric oven, gas hob and extractor. There's also space for a freestanding washing machine and fridge/freezer.

Upstairs, you'll find two spacious double bedrooms. There is also a versatile third room, currently used for storage, which could serve as an office or dressing room. The bathroom is fitted with a four-piece suite, including a separate shower cubicle.

Over the past three years, the current owners have implemented numerous improvements throughout the house. These enhancements include a full kitchen refit, an electrical rewire with associated replastering and redecoration, replacement of windows and doors, the installation of the current boiler as well as a damp proof course.

Outside, the enclosed rear garden provides space for relaxing outdoors and is lawned with a patio seating area. Additionally, a useful timber shed provides handy storage for tools and garden furniture.

- Mid-terrace house, perfect for first time buyers, investors and those looking to downsize
- Within easy reach of both Carlton and Netherfield's amenities including train station
- Frequent transport services to the City Centre available nearby
- Ideal for a first-time buyer looking to step on the property ladder
- Pleasantly decorated good-sized lounge
- Separate versatile sitting/dining room
- Beautiful modern breakfast kitchen with integrated cooking appliances & hard wearing flooring
- Two ample sized first floor double bedrooms
- Bathroom with a four-piece suite including a separate shower cubicle
- Enclosed lawned rear garden with a patio seating area







Floor 0



Floor 1

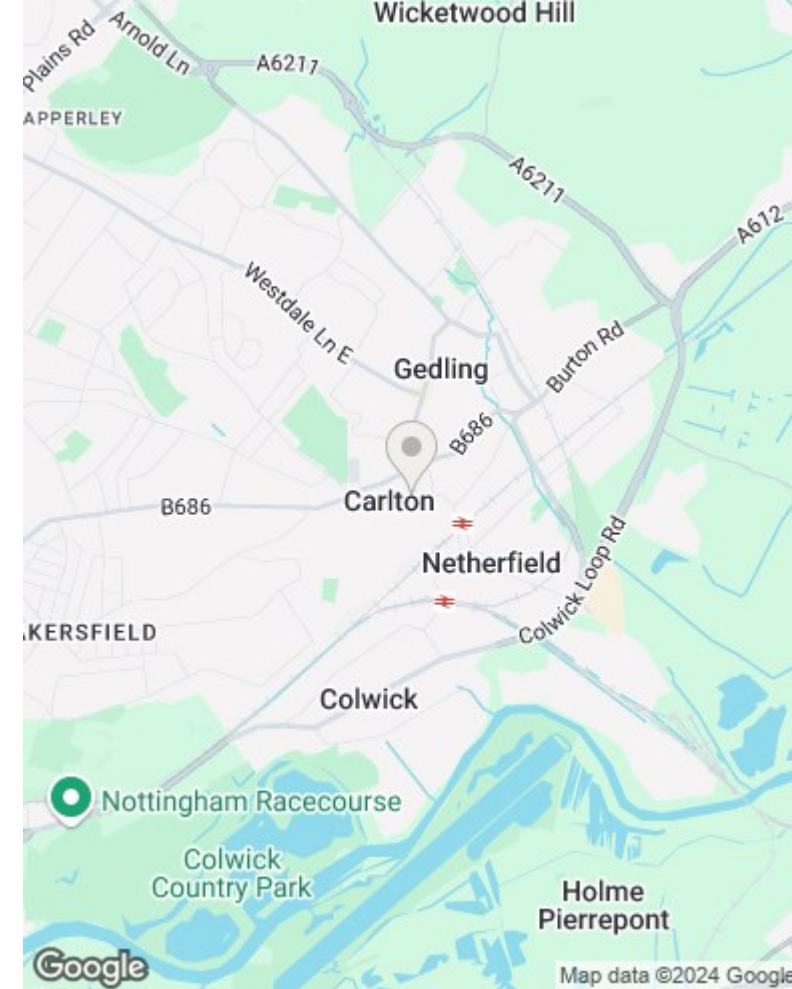


Approximate total area⁽¹⁾
76.59 m²
824.36 ft²

(1) Excluding balconies and terraces

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

