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DavidJames
the estate agent

Curzon Avenue, Carlton, Nottingham, NG4 1GN

Guide Price £190,000

About This Property

Welcome to this inviting mid-terrace house, perfectly situated in a cul-de-sac position just a short walk from the amenities of Carlton Hill. With frequent bus services to Nottingham City Centre nearby, commuting is a breeze, making this an ideal home for first-time buyers.

Step into the bright and spacious lounge, a versatile area that can easily accommodate both living and dining setups. The large front window floods the room with natural light and there's a socket ready for a wall-mounted television, perfect for relaxed evenings in.

The modern kitchen is a highlight of the home, featuring a range of fitted units and integrated appliances. Enjoy the convenience of a Neff electric oven, microwave and a Bosch induction hob with an extractor fan. There's ample space for a freestanding fridge/freezer and washing machine. French doors open out to the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, you'll find two comfortable bedrooms and a modern bathroom, complete with a four-piece suite and a separate shower cubicle with twin showerheads.

Additional benefits of this charming home include a loft space with partial boarding and a fitted ladder, providing valuable storage as well as gas central heating powered via a Glow-worm boiler and double glazing throughout.

Outside, the generous lawned rear garden provides a great space for relaxing with an initial patio seating area, an outside tap for convenience and for those with a green thumb, the greenhouse is a delightful bonus.



- Mid-terrace house
- Cul-de-sac location just a short walk from Carlton Hill's amenities
- Frequent bus services nearby to Nottingham City Centre
- An ideal first-time purchase
- Bright and spacious lounge
- Modern kitchen with a range of fitted units
- Integrated Neff oven, microwave and a Bosch induction hob with an extractor
- Two bedrooms
- Bathroom with a four-piece suite including a separate shower cubicle
- Generous lawned rear garden with an initial patio area and greenhouse



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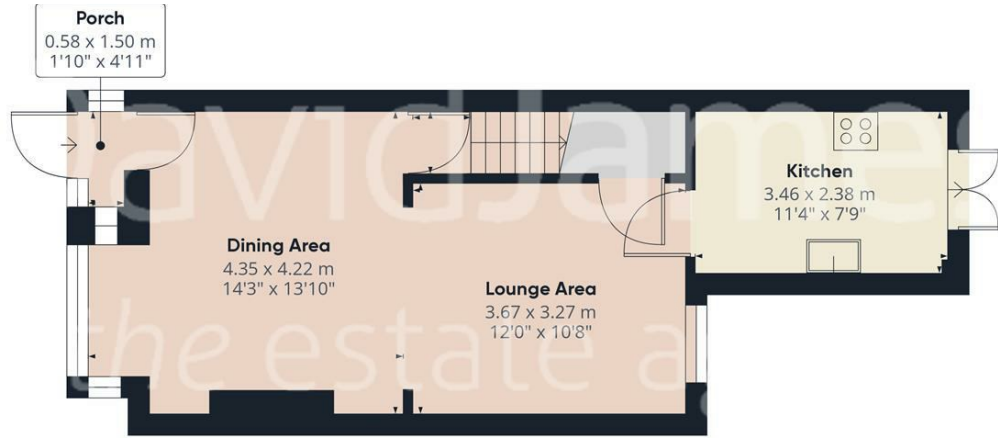
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Floor 0



Floor 1

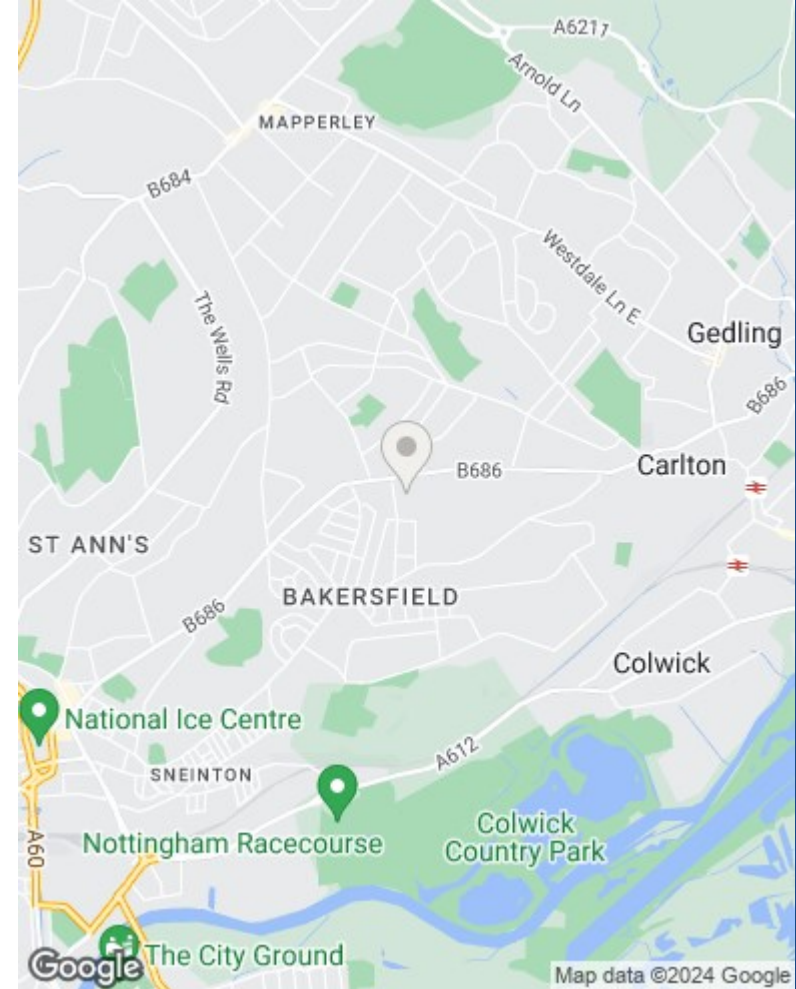


Approximate total area⁽¹⁾
78.45 m²
844.43 ft²

(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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