



DavidJames
the estate agent

Albert Avenue, Carlton, Nottingham, NG4 1HN

Guide Price £250,000

About This Property

This detached home is now available to purchase and is offered to the market with no upward chain! Ideally located just a stone's throw from Carlton Hill's amenities and frequent City-bound bus services, this property presents a fantastic opportunity to create a wonderful family home and offers all the makings of a rewarding project.

Upon entering, you are greeted by an initial porch leading to an entrance hall. The bright and spacious lounge has sliding doors that overlook and provide access to the garden, filling the room with natural light. Adjacent to the lounge is a versatile sitting room, which could alternatively function as a dining room, if required. The kitchen is then fitted with a range of units and includes a useful open pantry storage area.

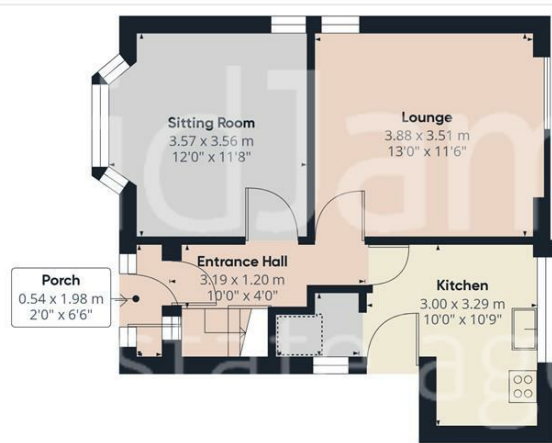
Moving to the first floor, the property offers three bedrooms, complemented by a bathroom and a separate WC.

Externally, the house is set on a generous plot. The established rear garden, which wraps around to the sides of the property, offers lots of potential and ample space for outdoor activities and gardening projects. The front of the house features a gated driveway, providing convenient off-street parking.

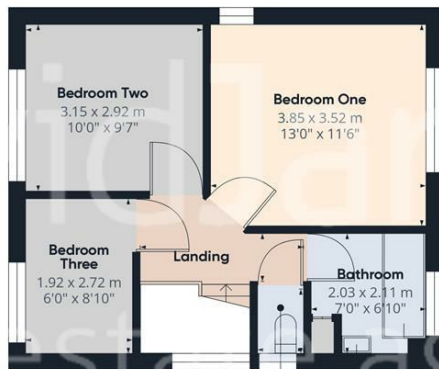
- Detached family home
- Offered to the market with no upward chain
- Lots of potential
- A stone's throw from Carlton Hill's amenities and frequent bus services
- Bright and spacious lounge
- Separate versatile sitting/dining room
- Kitchen with a range of fitted units
- Three first floor bedrooms complemented by a bathroom and separate WC
- Generous established garden
- Gated driveway to the front provides off-street parking







Floor 0



Floor 1



Approximate total area*
80.24 m²
863.7 ft²

Reduced headroom
0.64 m²
6.89 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: C
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

