



**43 Calverton Avenue, Carlton – NG4 1ND**

Guide Price **£185,000**

**DavidJames**  
the estate agent





## 43 Calverton Avenue

Carlton, Nottingham

Inviting 3 bed semi-detached home close to Carlton's amenities and ideal for a first-time buyer! Presenting a cosy lounge, modern dining kitchen, stylish bathroom and a south-westerly facing garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

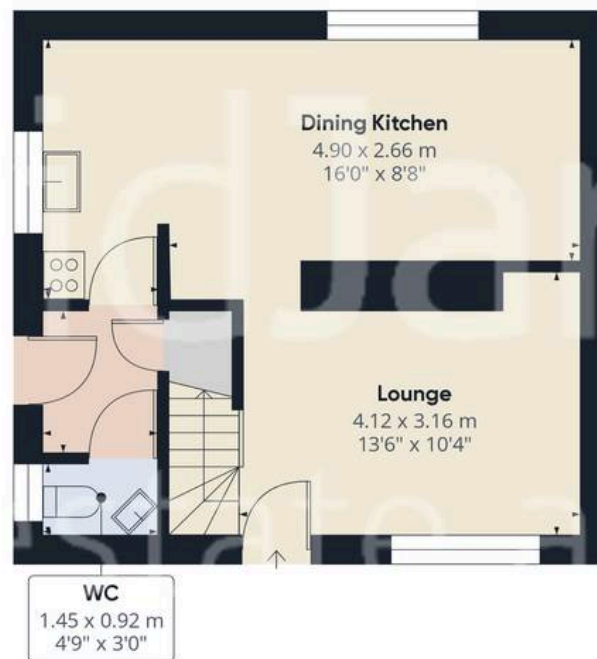
- Semi-detached family home
- Situated within easy reach of Carlton's amenities, schools and frequent bus services
- Ideal for a first-time buyer or family seeking a move-in-ready home
- Cosy lounge with a feature electric fire
- Superb modern dining kitchen with integrated cooking appliances
- Convenient ground floor cloakroom/WC
- Three first floor bedrooms
- Modern family bathroom with a three-piece suite and rainfall-style shower
- Gas central heating, UPVC glazing and PV solar panels
- South-westerly facing lawned garden with feature patio seating areas











Floor 0

Approximate total area<sup>(1)</sup>

72.21 m<sup>2</sup>

777.26 ft<sup>2</sup>



Floor 1

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## David James Estate Agents

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