



34 Chatsworth Avenue, Carlton – NG4 3JL

Guide Price **£190,000**

DavidJames
the estate agent



34 Chatsworth Avenue

Carlton, Nottingham

Offered with no upward chain, this semi-detached family home has lots of potential to improve! Presenting a dual-aspect lounge, breakfast kitchen, 3 bedrooms, good-sized garden, driveway and garage.

Council Tax band: B

Tenure: Freehold

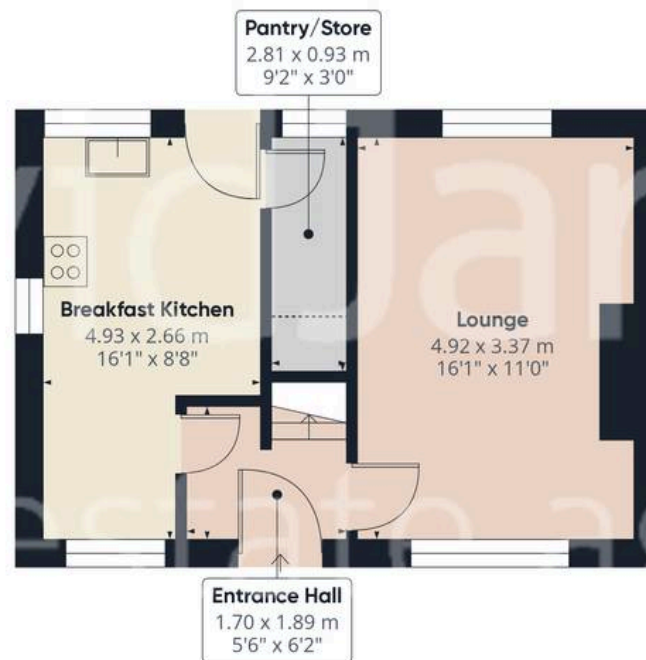
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-detached family home
- Offered to the market with no upward chain
- Lots of potential subject to improvement works
- Within easy reach of both Carlton and Gedling's nearby amenities
- Frequent bus services to Nottingham City Centre available nearby
- Good-sized lounge
- Breakfast kitchen with a useful pantry/store
- Three first floor bedrooms
- Dual-access shower room with a three-piece suite
- Low-maintenance rear garden, driveway and garage







Floor 0

Approximate total area⁽¹⁾

66.84 m²

719.47 ft²

Reduced headroom

0.55 m²

5.97 ft²

(1) Excluding balconies and terraces

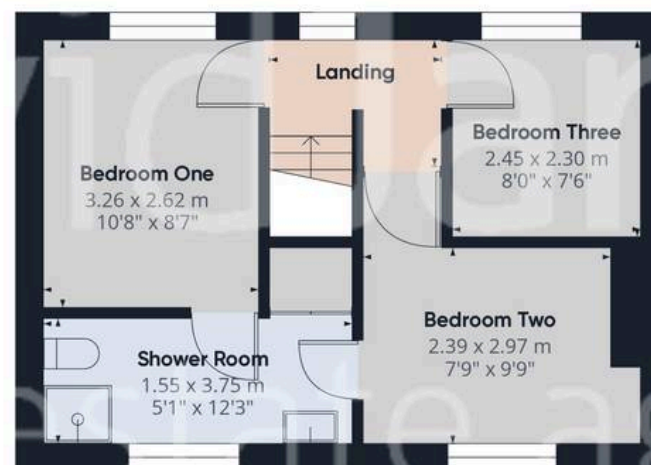
Reduced headroom

..... Below 1.5 m/5 ft

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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Floor 1



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.