



2 Darley Avenue, Carlton, Nottingham, NG4 3PA

Guide Price **£350,000**

DavidJames
the estate agent



2 Darley Avenue

Carlton, Nottingham

Three bedroom detached house with versatile layout, lounge with fireplace, second sitting room, dining kitchen, utility room, WC. First floor bathroom and WC. Large rear garden, and ample parking with garage.

Council Tax band: D

Tenure: Freehold

- Individual detached house sold with no upward chain
- Three bedrooms
- Entrance porch and hallway
- Lounge with bay window and fireplace, adjoining second sitting room with patio doors to the rear garden
- Dining kitchen with bay window to the front elevation
- Utility room and adjacent Wc (both accessed externally)
- First floor bathroom and adjoining separate Wc
- Gas central heating, UPVC double glazing
- Good sized lawned rear garden
- Situated on a good sized plot with driveways to either side of the property, garage situated to the rear







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

118.68 m²

1277.47 ft²

Reduced headroom

0.85 m²

9.16 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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