



54 Vernon Avenue, Carlton – NG4 3FX

Guide Price **£325,000**

DavidJames
the estate agent



54 Vernon Avenue

Carlton, Nottingham

Semi-detached family home with four bedrooms set over two storeys, character features kitchen, generous lounge/dining room, modern bathroom with separate shower, spacious garden and potential for further enhancement. Close to amenities.

Council Tax band: B

Tenure: Freehold

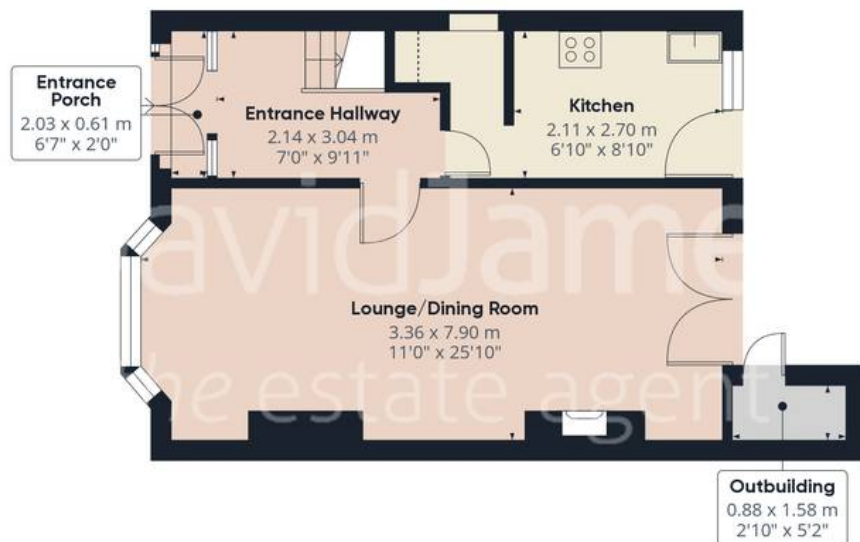
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

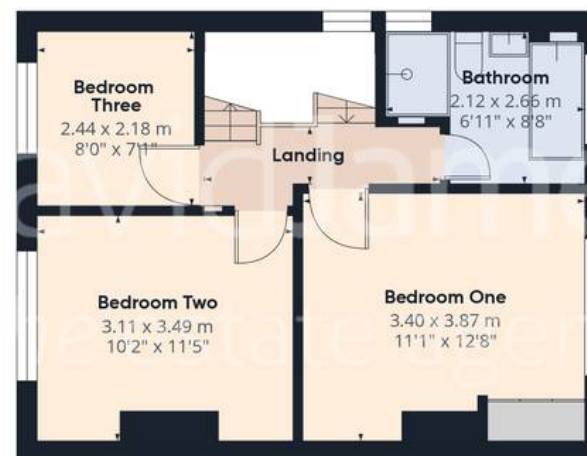
- Semi-detached family home set over three floors with lots of potential for modernisation
- Versatile three/four-bedrooms including three double bedrooms
- Spacious open-plan lounge/dining room with bay window and wood-burning stove as well as French doors to the rear garden
- Fully converted loft room (classed as bedroom four) which could also be used as an office or games room
- Kitchen with a separate pantry and rear garden access
- Modern family bathroom/Wc with white suite and separate shower cubicle with mains pressure shower
- Generous rear garden with lawn, patio and mature trees, ideal for gardening enthusiasts
- Excellent potential for further enhancement, with scope to personalise
- Close to a wide range of local amenities, schools and public transport links



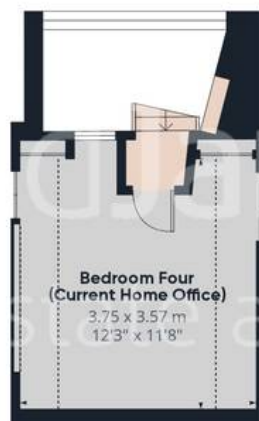




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

93.97 m²

1011.48 ft²

Reduced headroom

4.31 m²

46.34 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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