



16 Middle Avenue, Carlton – NG4 1PG

Guide Price **£290,000**

DavidJames
the estate agent



16 Middle Avenue

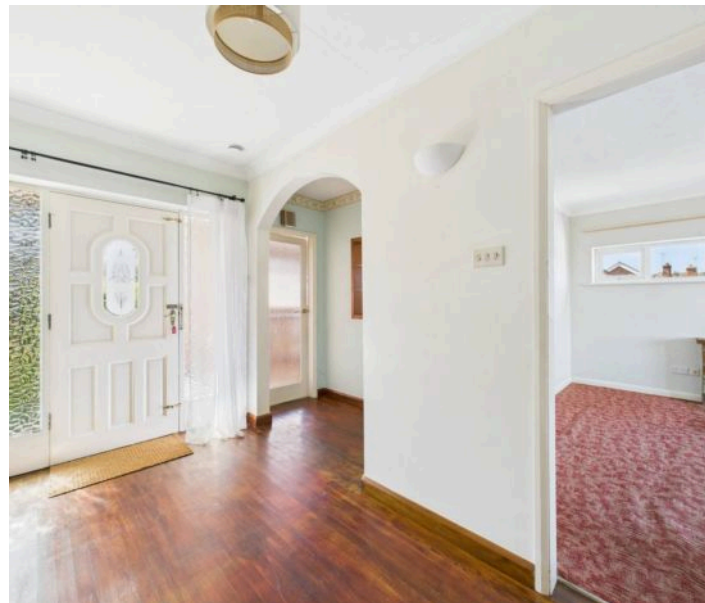
Carlton, Nottingham

Generous split-level detached home with huge potential, offered with no chain! Presenting a lounge with balcony, dining kitchen, 3 double beds and an established garden plus a versatile basement!

Council Tax band: C

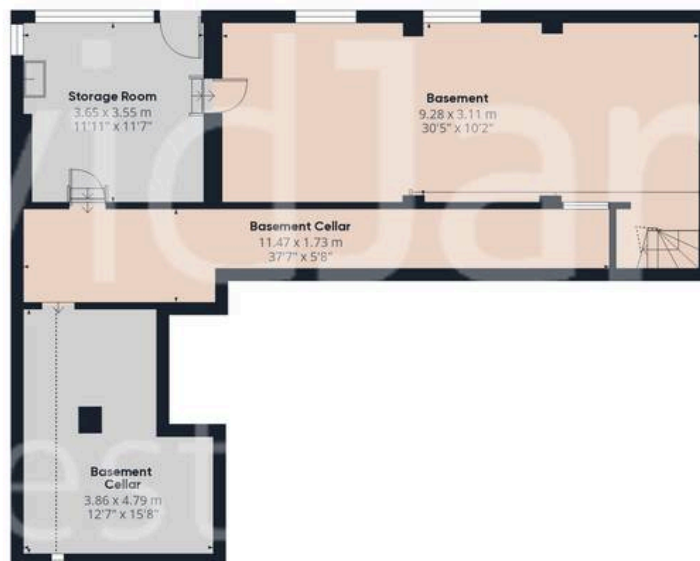
Tenure: Freehold

- Versatile detached bungalow with huge potential
- Offered to the market with no upward chain
- Within easy reach of both Carlton and Mapperley's nearby amenities and frequent bus services
- Large lounge with large dual-aspect windows, far-reaching views and access to a feature balcony
- Bright and spacious dining kitchen with ample space for a dining table and chairs
- Three double bedrooms with excellent garden views
- Shower room with a separate WC for added convenience
- Large versatile basement offering a potential further reception area, utility and adjoining storage space
- Generous and established rear garden
- Driveway and garage provide ample off-street parking









Floor -1



Floor 0

Approximate total area⁽¹⁾

191.55 m²

2061.84 ft²

Balconies and terraces

25.66 m²

276.2 ft²

Reduced headroom

3.39 m²

36.45 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 are based on RICS IPMS 3C standard.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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.