



34 Avondale Road, Carlton – NG4 1AF

Guide Price **£240,000**

DavidJames
the estate agent



34 Avondale Road

Carlton, Nottingham

Traditional detached family home with huge potential, ideally positioned for access to local amenities and Nottingham City Centre! 2 reception rooms, 3 beds and a beautiful garden plus parking!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Traditional detached family home
- Within easy reach of both Carlton and Bakersfield's nearby amenities
- An easy commute to the nearby Nottingham City Centre
- Good-sized lounge
- Adjoining versatile dining room with a feature bay window
- Fitted kitchen with an adjoining dining area
- Three first floor bedrooms
- First floor wet room with a separate WC
- Beautiful established rear garden with various outbuildings
- Driveway to the front provides off-street parking









Floor 0



Floor 1

Approximate total area⁽¹⁾

98.4 m²

1058 ft²

(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 are based on RICS IPMS 3C standard.

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