



**Russet Avenue, Carlton Nottingham NG4 3BT**



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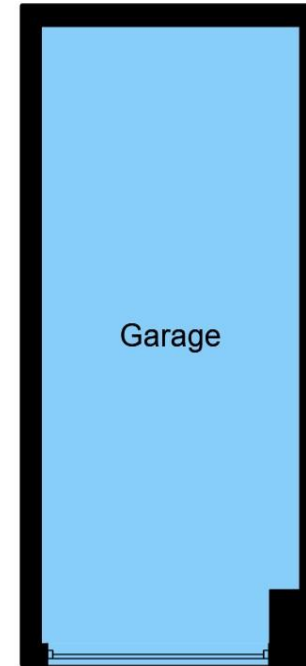
**Russet Avenue, Carlton Nottingham**

THREE BEDROOM DETACHED BUNGALOW located on Russet Avenue with OFF-STREET PARKING VIA DRIVEWAY & GARAGE and ENCLOSED REAR GARDEN \*\*OFFERED WITH VACANT POSSESSION\*\* IDEAL FOR A RANGE OF BUYERS.





**Floor Plan**



**Garage**

### **Living Diner**

11' 11" MAX x 22' 10" MAX ( 3.63m MAX x 6.96m MAX )

### **Kitchen**

10' MAX x 7' 11" MAX ( 3.05m MAX x 2.41m MAX )

### **Bedroom One**

8' MAX x 9' 1" MAX ( 2.44m MAX x 2.77m MAX )

### **Bedroom Two**

10' 4" MAX x 9' 10" MAX ( 3.15m MAX x 3.00m MAX )

### **Bedroom Three**

13' 8" MAX x 9' 6" MAX ( 4.17m MAX x 2.90m MAX )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Russet Avenue, Carlton Nottingham**

- Council Tax Band: C
- THREE BEDROOMS
- DETACHED BUNGALOW
- OFF-STREET PARKING VIA DRIVEWAY & GARAGE
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers over  
**£250,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NVS119006](http://williamhbrown.co.uk/Property/NVS119006)



Property Ref:  
NVS119006 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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