



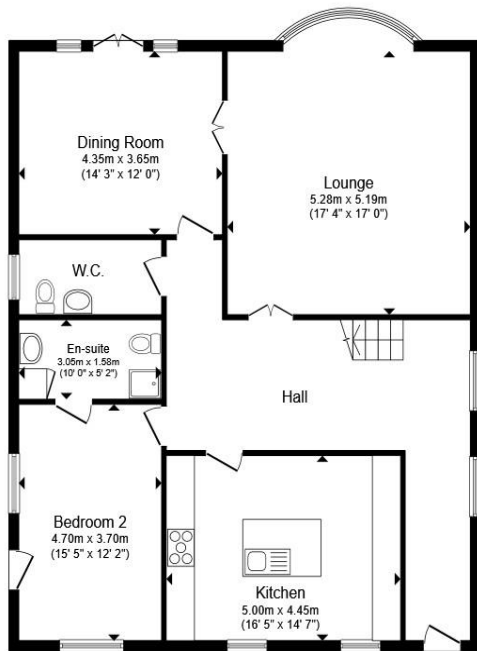
Standhill Avenue, Carlton NOTTINGHAM NG4 1LG

welcome to

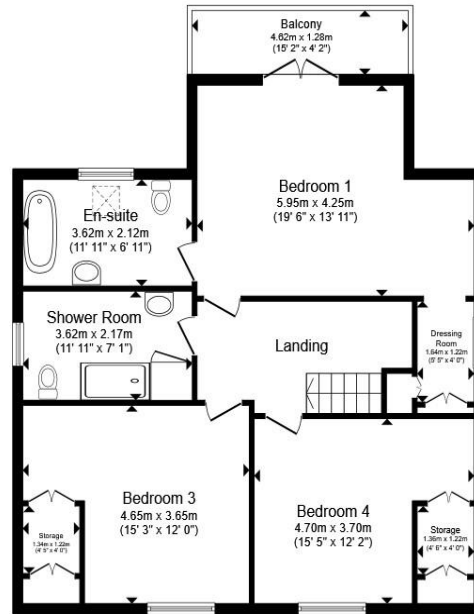
Standhill Avenue, Carlton NOTTINGHAM

****DETACHED FAMILY HOME**** FOUR DOUBLE BEDROOMS, TWO RECEPTION ROOMS & SUMMER HOUSE. Benefiting from OFF-STREET PARKING and LANDSCAPED REAR GARDEN. PRIVATE ACCESS TO KING GEORGE V RECREATION GROUND and BALCONY. Must view!

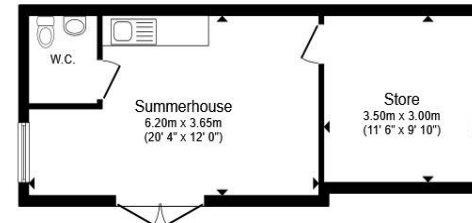




Ground Floor



First Floor



Outbuilding

Total floor area 237.6 m² (2,558 sq.ft.) approx

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.propertybox.io

Living Room

17' 4" MAX x 17' MAX (5.28m MAX x 5.18m MAX)

Dining Room

14' 3" MAX x 12' MAX (4.34m MAX x 3.66m MAX)

Kitchen

16' 5" MAX x 14' 7" MAX (5.00m MAX x 4.45m MAX)

Bedroom Two

15' 5" MAX x 12' 2" MAX (4.70m MAX x 3.71m MAX)

Bedroom One

19' 6" MAX x 13' 11" MAX (5.94m MAX x 4.24m MAX)

Dressing Room

5' 5" MAX x 4' MAX (1.65m MAX x 1.22m MAX)

Bedroom Three

15' 3" MAX x 12' MAX (4.65m MAX x 3.66m MAX)

Bedroom Four

15' 5" MAX x 12' 2" MAX (4.70m MAX x 3.71m MAX)

Summer House

20' 4" MAX x 12' MAX (6.20m MAX x 3.66m MAX)

welcome to

Standhill Avenue, Carlton NOTTINGHAM

- Council Tax Band: D
- DETACHED FAMILY HOME WITH ATTRACTIVE VIEWS
- WELL-PRESENTED THROUGHOUT
- FOUR DOUBLE BEDROOMS & TWO RECEPTION ROOMS
- DOWNSTAIRS WC & UTILITY, TWO ENSUITES AND THREE PIECE SHOWER ROOM

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

£450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS119868



Property Ref:
NVS119868 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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