



## 14 Second Avenue, Carlton, Nottingham, NG4 1GJ

### Price Guide £200,000

- Guide Price -£200,000 - £210,000
- Very Well Presented Three Bedroom Semi Detached House
- Lounge and Dining Room
- Modern Kitchen and Bathroom
- Three Double Bedrooms
- Large Landscaped Rear Garden
- Close to Nottingham City Centre and Local Amenities

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Council Tax Band: A



#### Lounge

Double glazed bay window to the front elevation.  
Radiator. Feature fireplace. Door to the Dining Room.

#### Dining Room

Laminate wood effect flooring. Window to the rear.  
Door into the Kitchen. Radiator.

#### Kitchen

Laminate wood effect flooring. A range of base and wall units with integrated electric oven. Space for a fridge/freezer. Plumbing for a washing machine. Work surfaces with inset sink unit. Window to the side elevation. Door to the rear porch.

#### Rear Porch

Laminate wood effect flooring. Doors to the rear garden and the bathroom.

#### Bathroom

Panelled bath with mixer shower over. Sink unit and low level flush toilet. Window to the side elevation.

#### First Floor Landing

Doors to all Bedrooms.

#### Master Bedroom

Window to the front elevation. Built in cupboard with access to the loft. Radiator.

#### Bedroom

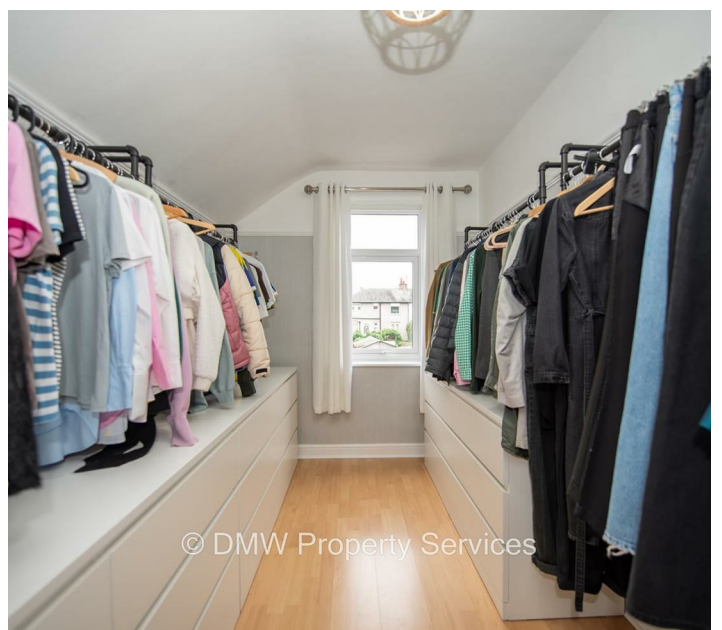
Window to the rear elevation. Radiator.

#### Bedroom

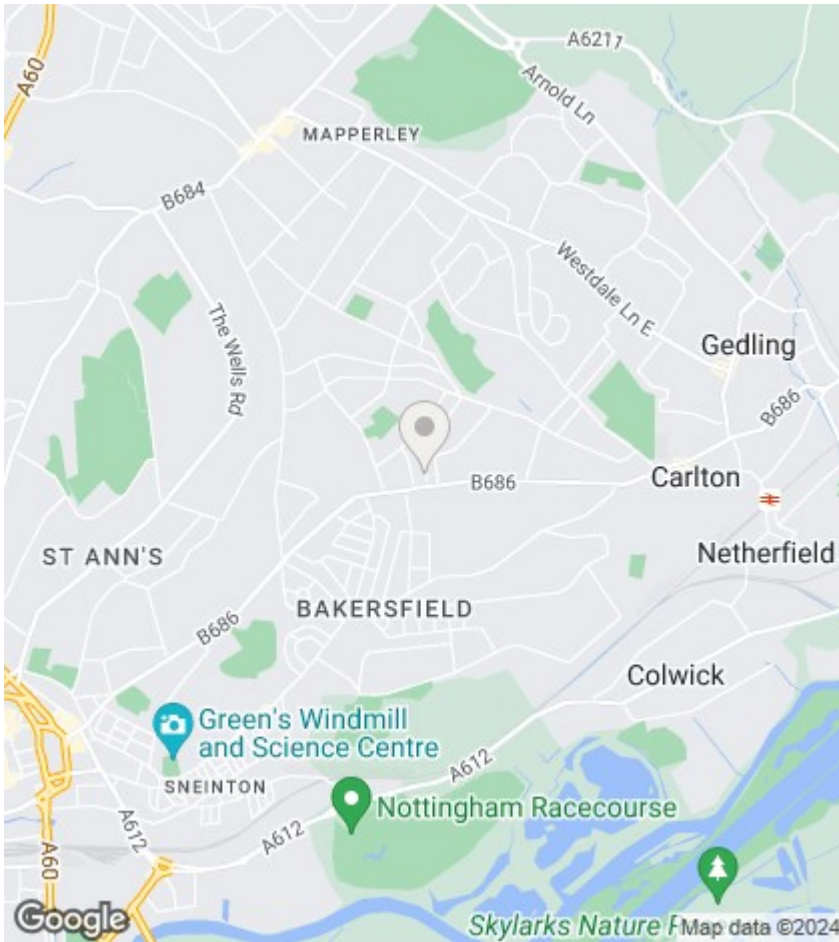
Airing cupboard housing the gas combination boiler. Window to the rear elevation. Radiator.

#### Exterior

Low maintenance rear garden with decking and planted borders.







### Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

