



12 Second Avenue, Carlton, Nottingham, NG4 1GJ

Asking Price £230,000

- Spacious Three Bedroom Semi Detached House
- Conservatory
- Loft Room
- Character Features Throughout
- Lounge, Dining Room and Kitchen
- First Floor Bathroom
- Landscaped Rear Garden
- Close to Local Amenities

12 Second Avenue, Nottingham NG4 1GJ

Spacious Three Bedroom Semi Detached House. The Substantial accommodation comprises; Lounge, Dining Room, Kitchen, Conservatory, Three Bedrooms, First Floor Bathroom, Loft Room and Landscaped Rear Garden. Character Features Throughout.



Council Tax Band: B



Entrance Hall

Oak wood flooring. Radiator. Stairs to the first floor landing. Door to the Dining Room.

Dining Room

11'6 x 12'6

Oak wood flooring. Door to the Kitchen and double doors to the Conservatory. Folding doors into the Lounge. Gas stove. Radiator.

Lounge

11'6 x 14'6 into the bay

Gas fire with surround. Sealed unit double glazed bay window to the front elevation. Radiator.

Kitchen

8'10 x 9'9

Tiled flooring. A range of base and wall units. Pantry. Windows to the side and rear of the kitchen.

Conservatory

11'6 x 14'5

Wood flooring. uPVC double glazed windows and doors.

First Floor Landing

Doors to two bedrooms and the bathroom. Door to an inner hallway.

Bedroom

9'10 x 8'9

Radiator. Laminate wood effect flooring.

Bedroom

6'4 x 8'9

Radiator. Window to the rear.

Bathroom

6'0 x 8'9

Panelled bath with mixer shower head and fixed raindrop head. Sink unit. Low level flush toilet. Travertine tiled flooring with underfloor heating. Chrome towel radiator. Window to the side elevation.

Inner Hallway

Door to the Master Bedroom. Stairs to the loft room.

Bedroom

11'5 x 14'7 max

Laminate wood effect flooring. Window to the front elevation. Radiator.

Loft Room

8'7 x 12'7

Exterior

Very well presented mature garden with planted borders and a paved patio area.



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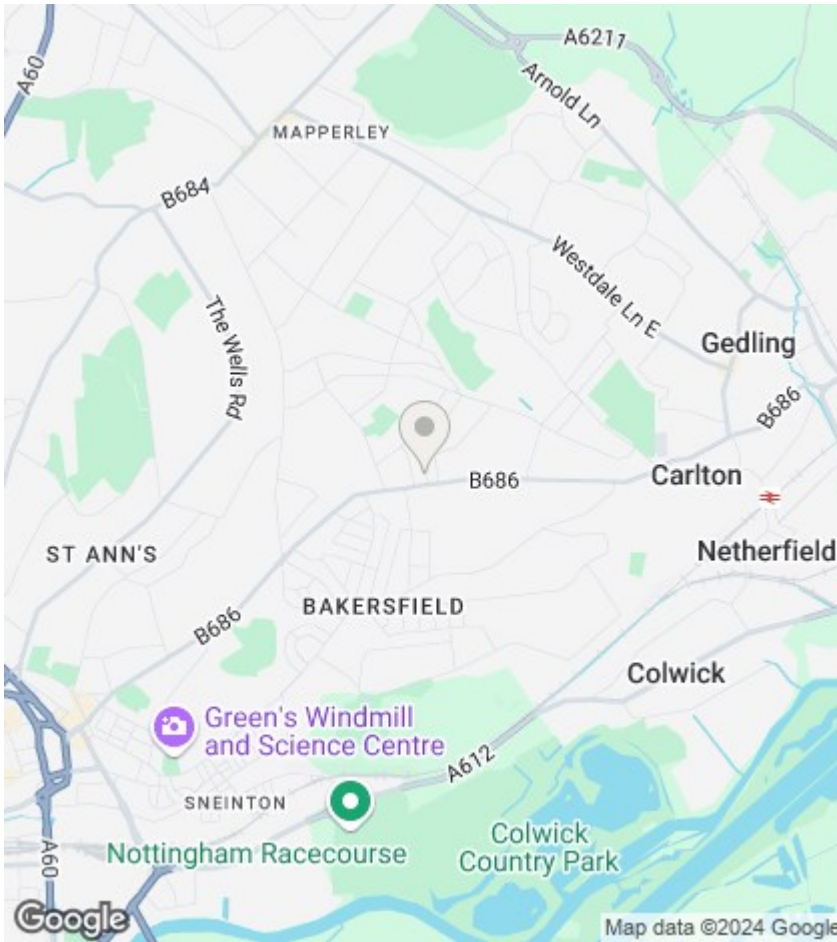
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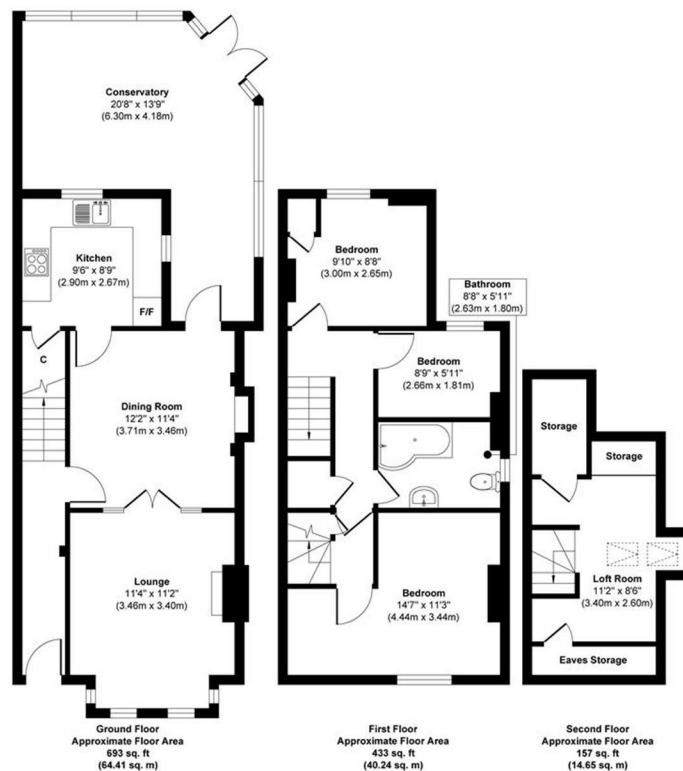
Viewings

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) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 1283 sq. ft / 119.30 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.