



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

Offers Around £225,000

- 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.

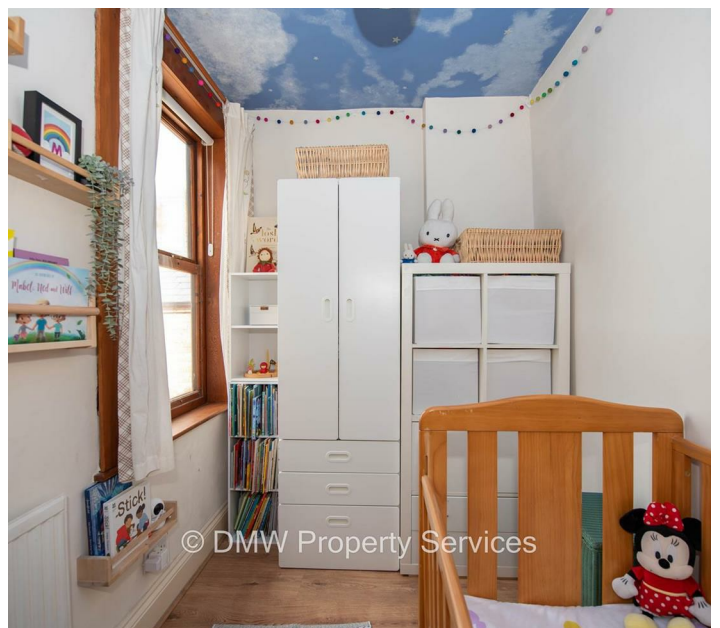




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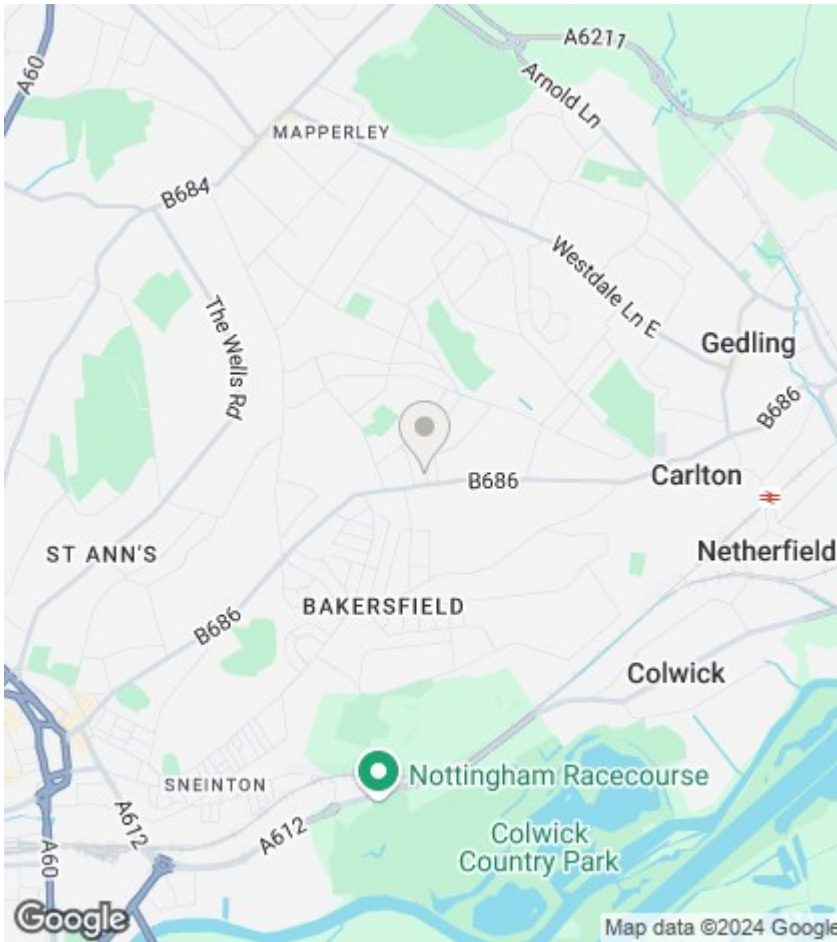


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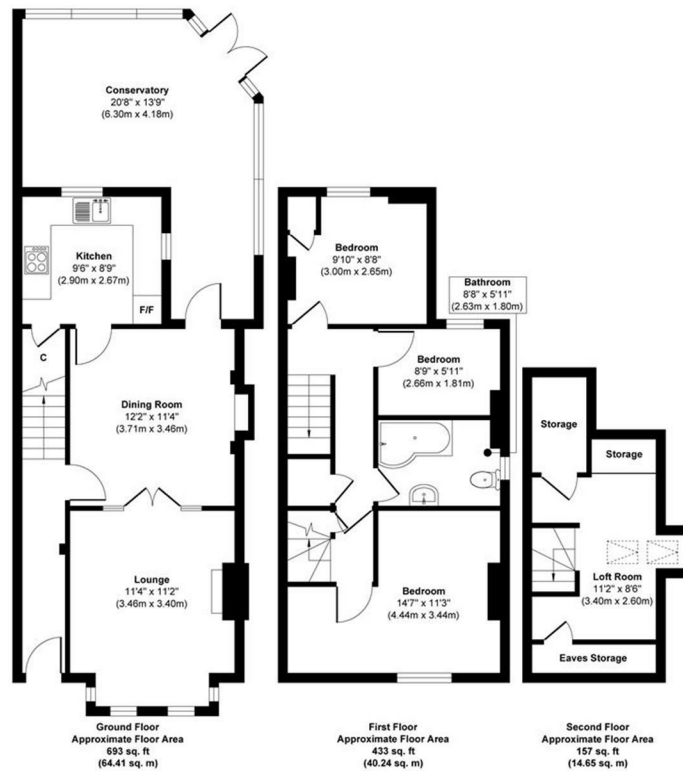
## Viewings

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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(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 	



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

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