



35 Belper Avenue, Carlton – NG4 3SE

Guide Price **£270,000**





35 Belper Avenue

Carlton, Nottingham

FANTASTIC POTENTIAL! Chain free detached family home with three beds, spacious lounge & dining kitchen. Westerly rear garden, driveway & large tandem garage with shops, amenities & bus links close by.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

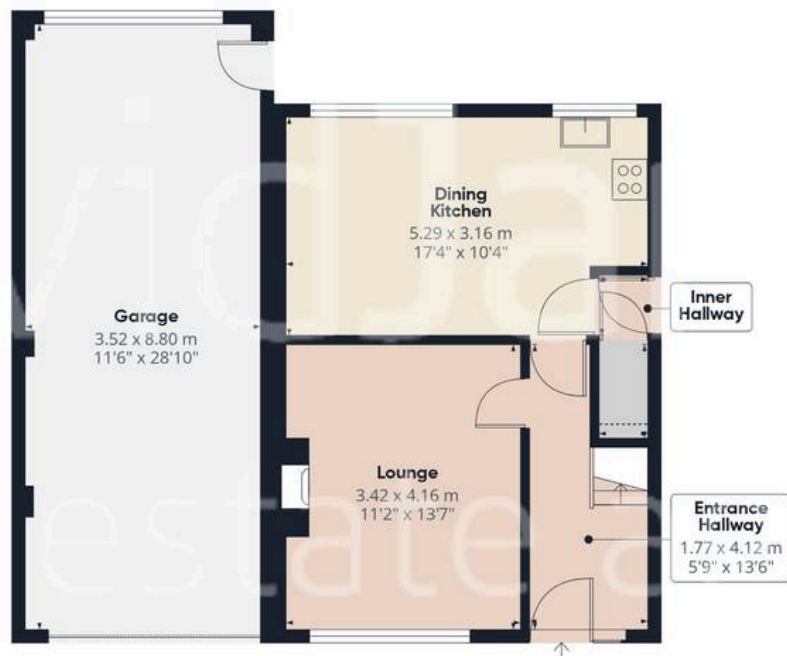
EPC Environmental Impact Rating:

- Detached family home offering exciting scope for personalisation
- Offered to the market with no upward chain
- Well placed location close to shops, amenities and bus links
- Spacious front aspect lounge with a feature fireplace
- Good-sized dining kitchen with French doors and rear garden views
- Well-equipped fitted kitchen with integrated cooking appliances
- Three first floor bedrooms (including main double bedroom with fitted wardrobes)
- Two-piece white bathroom suite with separate WC
- Generous west-facing rear garden with patio, lawn and established planting
- Tandem garage and driveway providing ample off-street parking









Floor 0



Floor 1



Approximate total area⁽¹⁾

106 m²

1142 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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