



**9a Frederick Avenue, Carlton – NG4 1HP**

Guide Price **£325,000**



## 9a Frederick Avenue

Carlton, Nottingham

CHAIN-FREE! Detached 3-bed bungalow with spacious accommodation featuring lounge/diner, modern shower room, utility, driveway and large rear garden in walking distance of amenities and city bus links!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Spacious chain-free detached bungalow offering lots of potential
- Within walking distance of shops, amenities and bus services into the City Centre
- Perfect for those seeking single storey living, a convenient location or downsizing
- Generously sized dual-aspect lounge/dining room with feature fireplace
- Well-equipped breakfast kitchen with separate utility room
- Three spacious double bedrooms (main bedroom with feature bay window)
- Modern shower room with double width walk-in enclosure
- Gas central heating via recently fitted combination boiler
- Enclosed lawned rear garden with patio, brick outbuilding and greenhouse
- Block paved driveway providing off street parking for two vehicles









Approximate total area<sup>(1)</sup>

95.7 m<sup>2</sup>  
1030 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



## David James Estate Agents

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