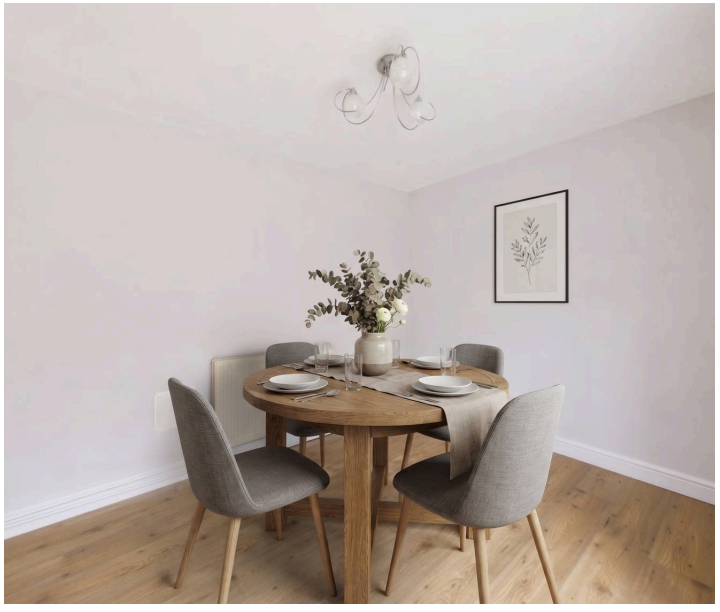


34 Calverton Avenue, Carlton - NG4 1NB

Guide Price **£170,000**

DavidJames
the estate agent







34 Calverton Avenue

Carlton, Nottingham

NO CHAIN! Well-presented semi-detached house close to Carlton's nearby amenities and transport links! 3 bedrooms, kitchen, lounge, dining room and bathroom as well as a southerly facing tiered garden!
Council Tax band: A

Tenure: Freehold

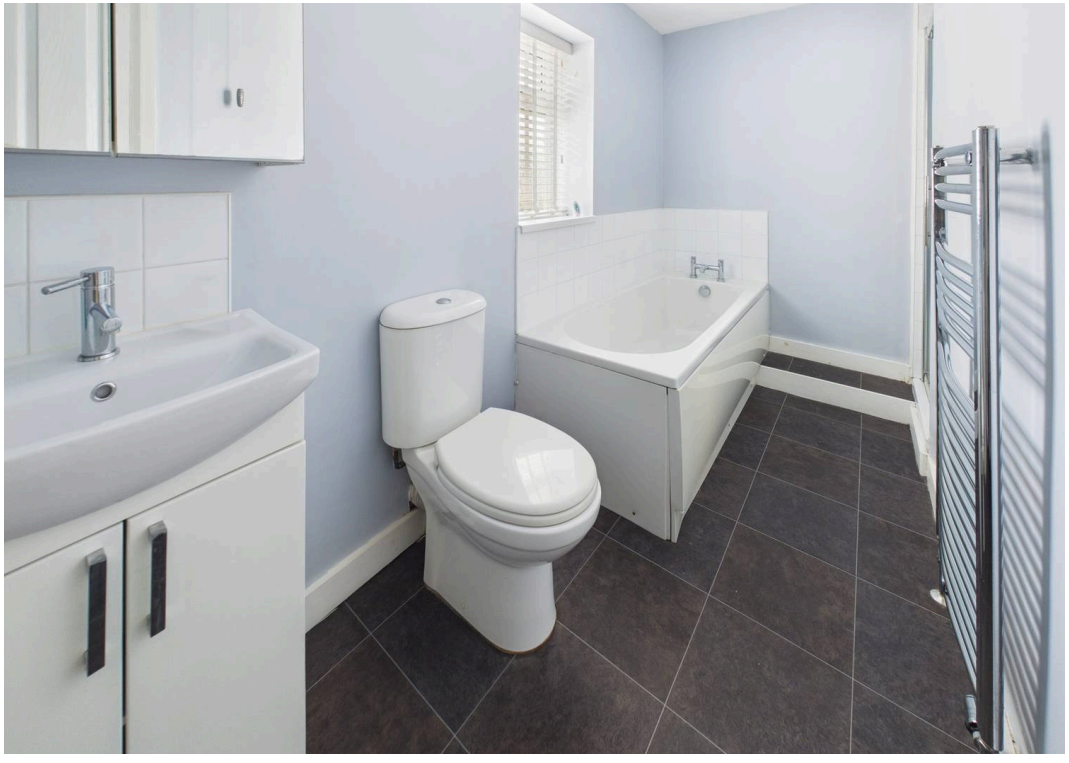
- Well-presented semi detached house
- Offered to the market with no upward chain
- Perfectly located with Carlton's local amenities, shops and schools on the doorstep
- Ideal for families and first-time buyers alike
- Spacious lounge
- Generous kitchen with integrated cooking appliances and a separate utility
- Dining room with patio doors to the rear garden
- Three well-proportioned bedrooms
- Modern four-piece bathroom (with both a bath and separate shower enclosure)
- Southerly-facing tiered rear garden with patio area and lawn













Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

DavidJames
the estate agent

Approximate total area(1)

72.5 m²

779 ft²

Reduced headroom

0.7 m²

8 ft²

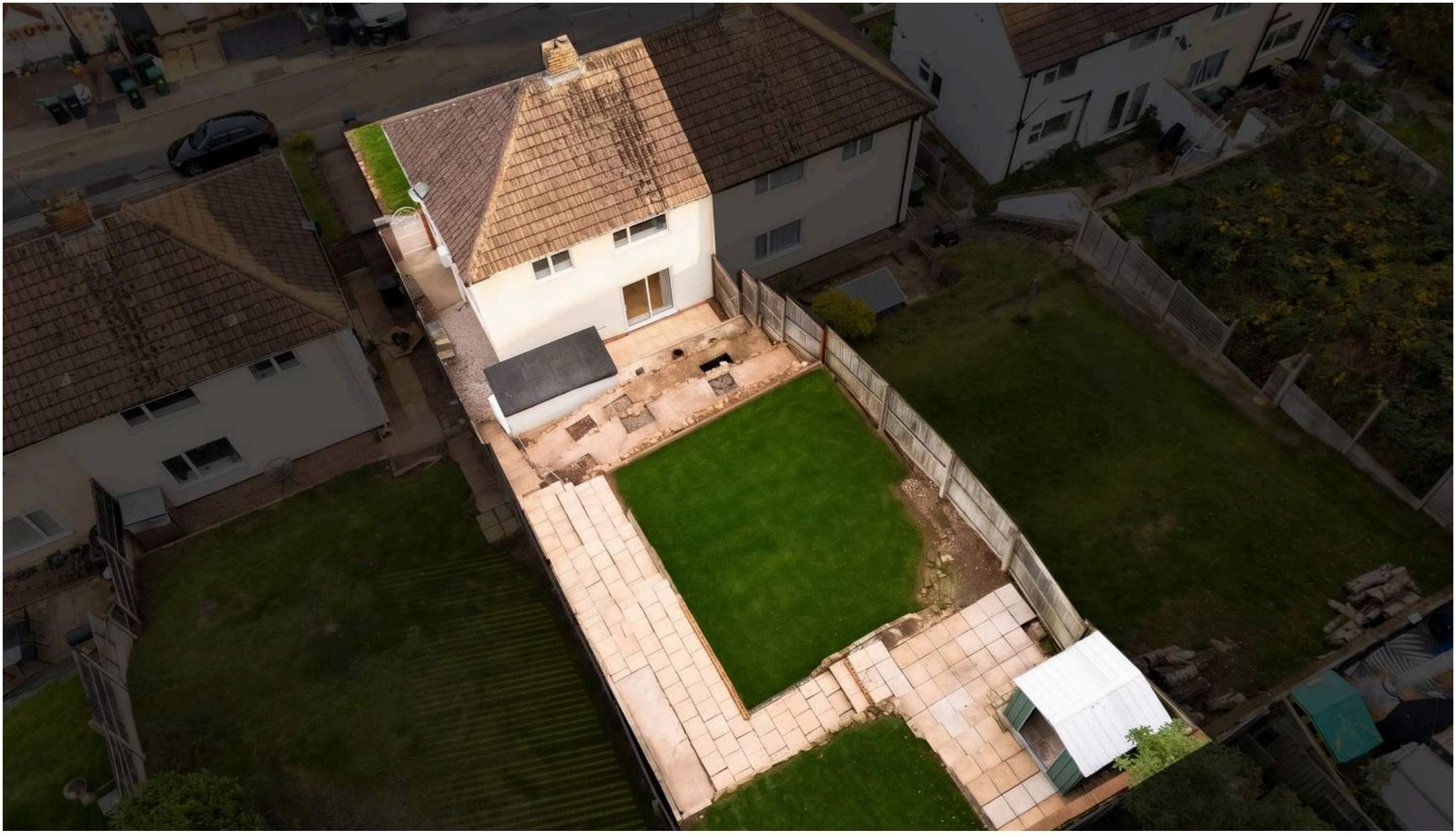
(1) Excluding balconies and terraces

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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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.