



4 Elm Avenue, Carlton – NG4 3DD

Guide Price **£170,000**



4 Elm Avenue

Carlton, Nottingham

GUIDE PRICE £170,000-£180,000 Mid-terraced home with 2 double beds, lounge/dining room, kitchen and a first floor bathroom plus a westerly-facing garden. Close to amenities & public transport links!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Mid-terraced house offering character and practical living space
- Well-suited to first-time buyers, investors or those simply seeking a well-connected location
- Conveniently positioned close to a wide range of local amenities and transport links
- Spacious open plan lounge and dining area with a feature fireplace and wood finish flooring
- Fitted kitchen with ample worktop space and integrated cooking appliances
- Versatile first floor landing area suitable as a study, dressing or seating area
- Two well-proportioned double bedrooms offering comfortable accommodation
- Good-sized bathroom fitted with a three-piece suite including a corner bath with shower over
- Enclosed and westerly-facing garden with patio seating space and lawn
- On-street parking to the front of the property







Floor 0



Floor 1



Approximate total area⁽¹⁾

82.7 m²

891 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



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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