



9 Chatsworth Avenue, Carlton - NG4 3JL

Guide Price £175,000



9 Chatsworth Avenue

Carlton, Nottingham

Well-presented semi-detached home in walking distance of shops & bus links - offering 3 beds, 2 reception rooms, spacious bathroom & southerly rear garden. Ideal for first time buyers and investors!

Council Tax band: A

Tenure: Freehold

- Well-presented semi-detached home in great location
- Within walking distance of shops, amenities and frequent bus routes
- Ideal purchase for families, first-time buyers and investors
- Bright and versatile dining/family room with delightful fireplace
- Spacious rear aspect lounge with charming feature fireplace
- Modern kitchen with integrated cooking appliances and Belfast-style sink
- Good-sized bathroom with feature corner bath and electric shower over
- Three well-proportioned first-floor bedrooms
- Gas central heating powered by a Worcester combination boiler
- Good sized low maintenance rear paved garden with a southerly aspect









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

71.9 m²

775 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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