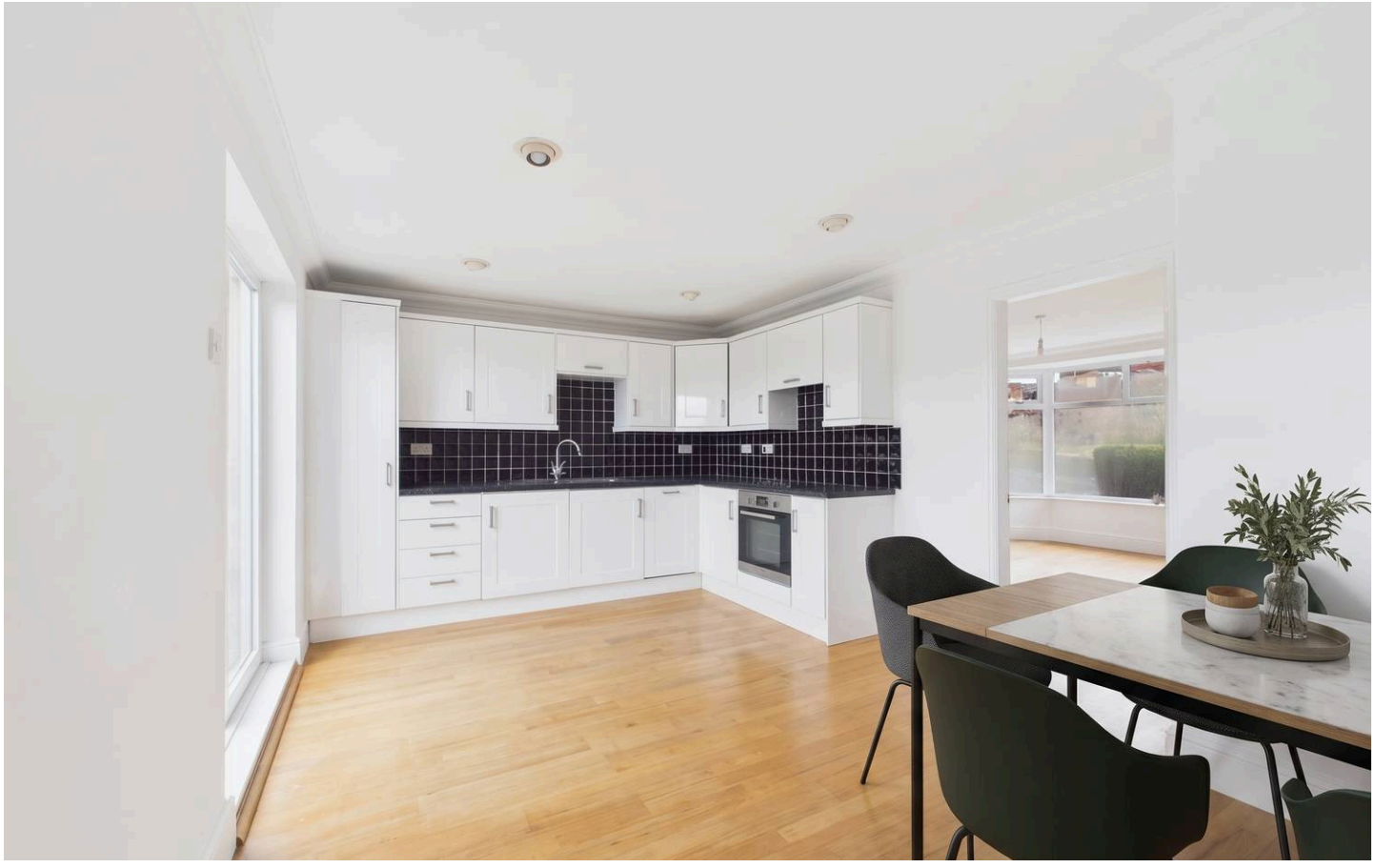


33 Darley Avenue, Carlton - NG4 3PA

Guide Price £260,000

DavidJames
the estate agent







33 Darley Avenue

Carlton, Nottingham

NO CHAIN! Freshly redecorated detached 3 bed traditional family home with a bright lounge, dining kitchen, southerly garden, driveway & garage!
Council Tax band: B

Tenure: Freehold

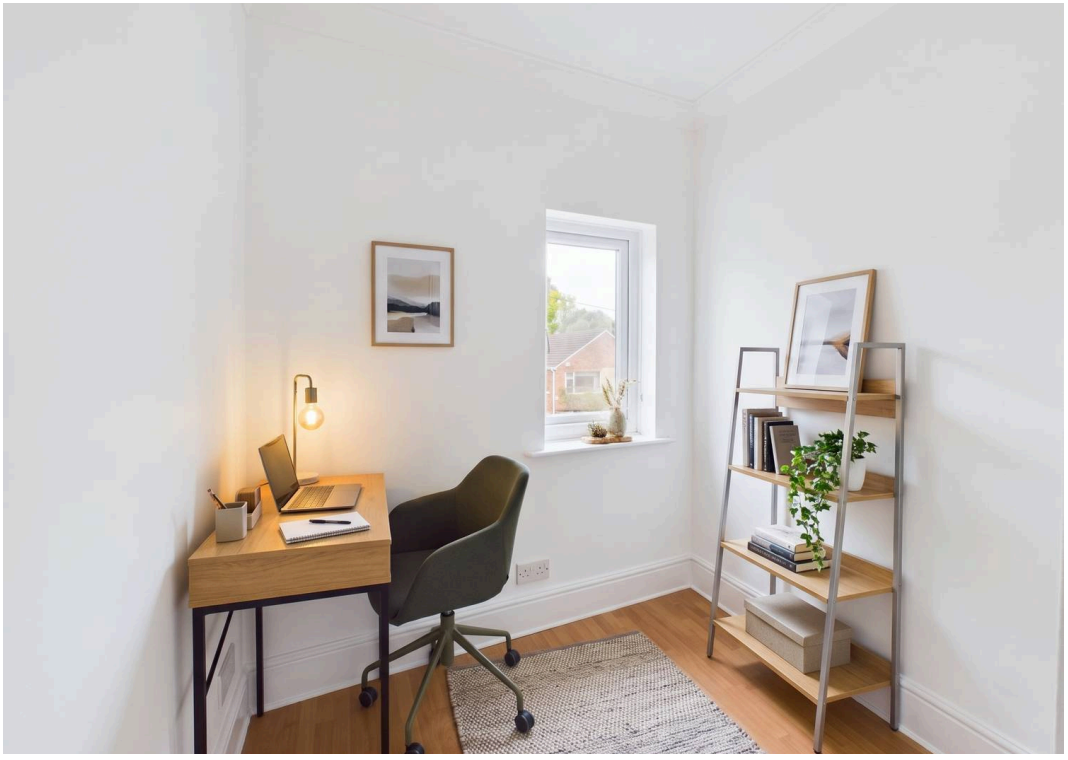
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Charming traditional detached home
- Offered to the market with no upward chain
- Well-placed location close to shops, supermarket, amenities, park and bus links
- Ideal for families seeking room to grow
- Bright and airy lounge with a bay window and feature gas fire
- Good-sized dining kitchen with a range of integrated appliances
- Three bedrooms (including two doubles bedrooms with built-in wardrobes)
- Modern first floor shower room and separate ground floor WC
- Delightful southerly facing rear garden with two patios and lawn
- Garage with shared driveway providing off-street parking













Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

DavidJames
the estate agent

Approximate total area(1)

70.7 m²

760 ft²

Reduced headroom

0.4 m²

4 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

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.