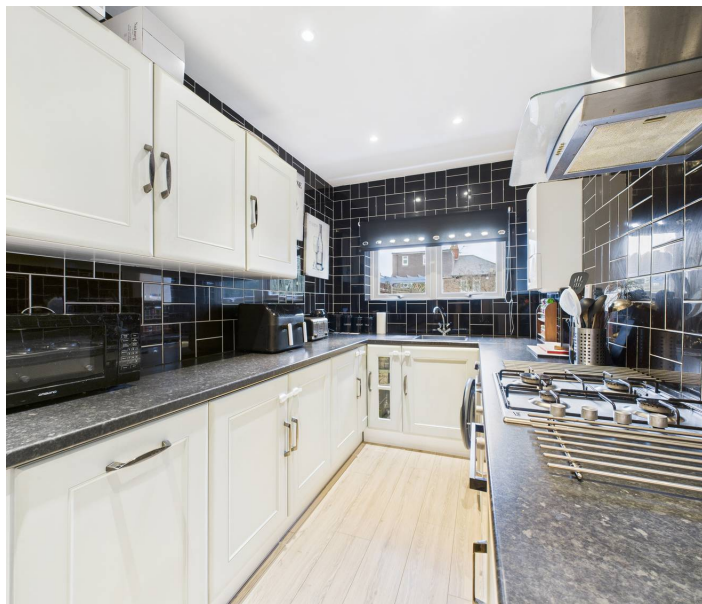




35 Second Avenue, Carlton – NG4 1GH

Guide Price **£210,000**

DavidJames
the estate agent



35 Second Avenue

Carlton, Nottingham

Superb 3 bed semi-detached home just a short walk from Carlton's amenities – ideal for a first-time buyer! 2 inviting reception spaces, kitchen & bathroom plus a garden!

Council Tax band: A

Tenure: Freehold

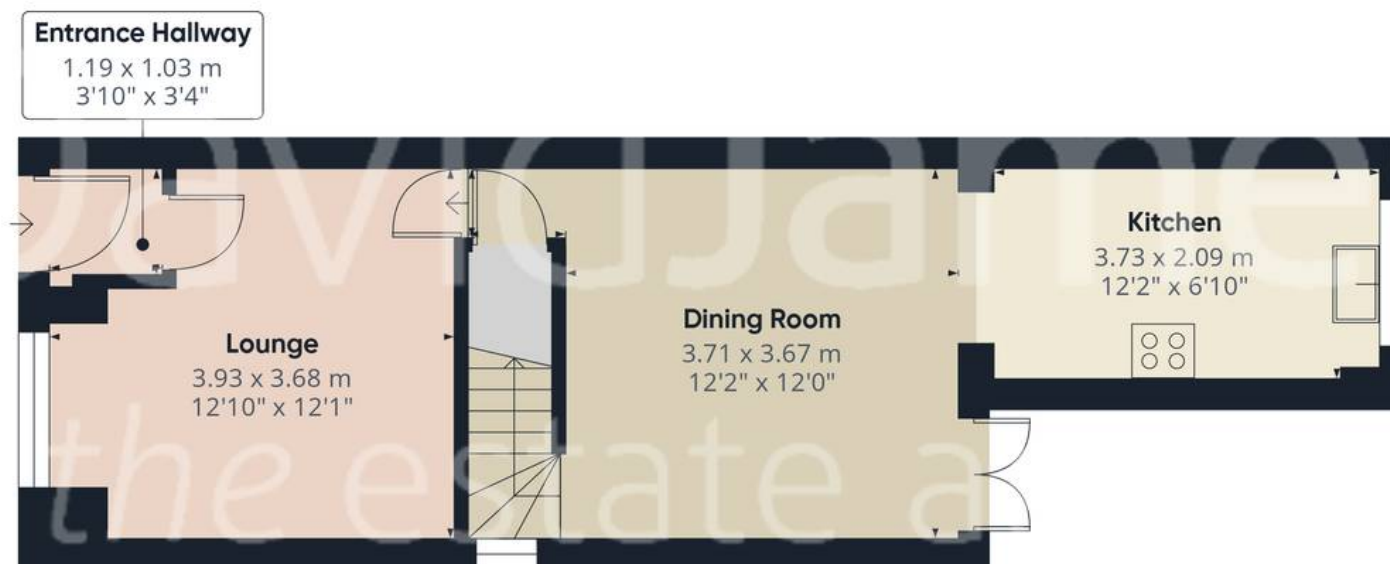
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

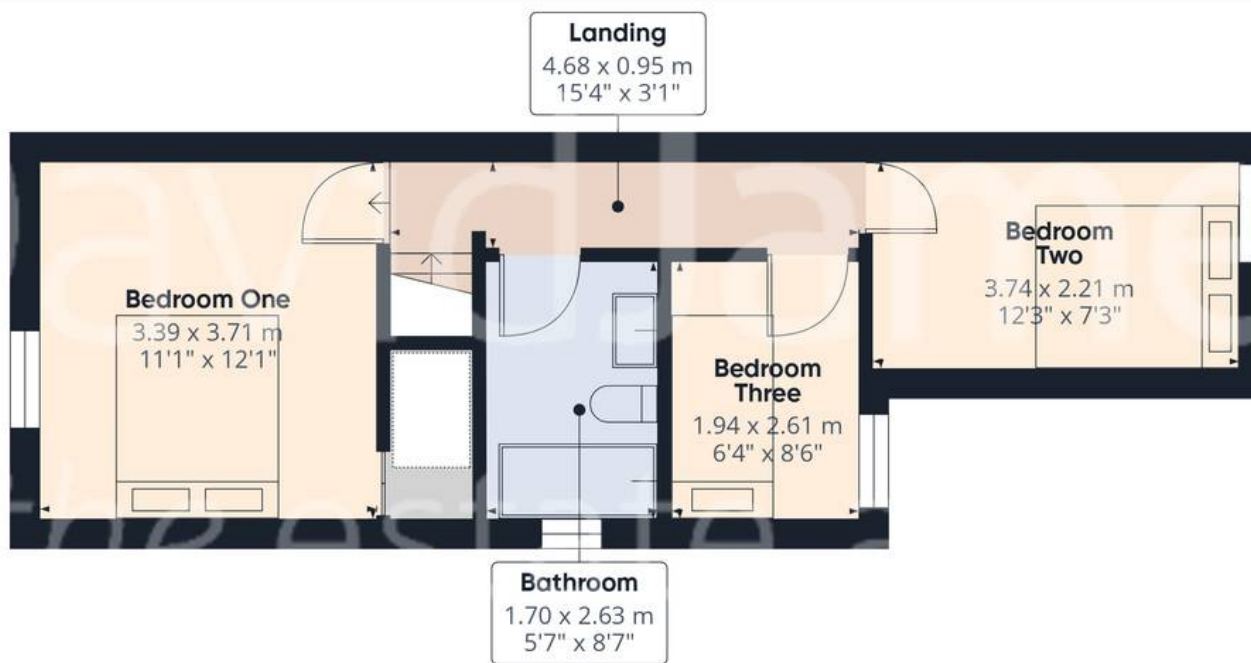
- Well-presented semi-detached home
- Ideal for first-time buyers or growing families
- Positioned just a short walk from Carlton Hill's amenities and City-bound bus services
- Bright and inviting lounge with a feature fireplace
- Separate dining room with French doors to the garden
- Fitted kitchen with a range of units and integrated cooking appliances
- Three first floor bedrooms (two doubles and a single/office)
- First floor bathroom with a three-piece modern white suite
- UPVC double glazing, loft storage space and gas central heating with smart thermostat control
- Lawned and enclosed rear garden with an initial patio seating area







Floor 0



Floor 1

Approximate total area⁽¹⁾

74.5 m²

801 ft²

(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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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.