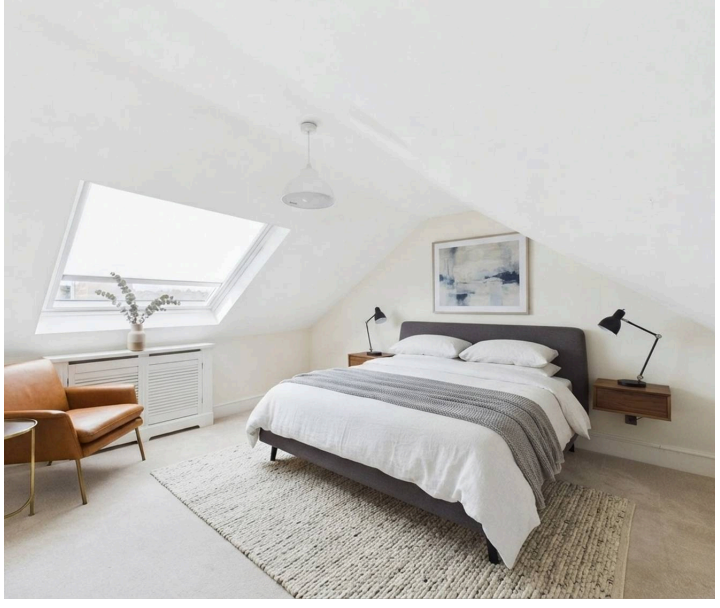


11 Belper Avenue, Carlton - NG4 3SE

Guide Price **£300,000**

DavidJames
the estate agent







11 Belper Avenue

Carlton, Nottingham

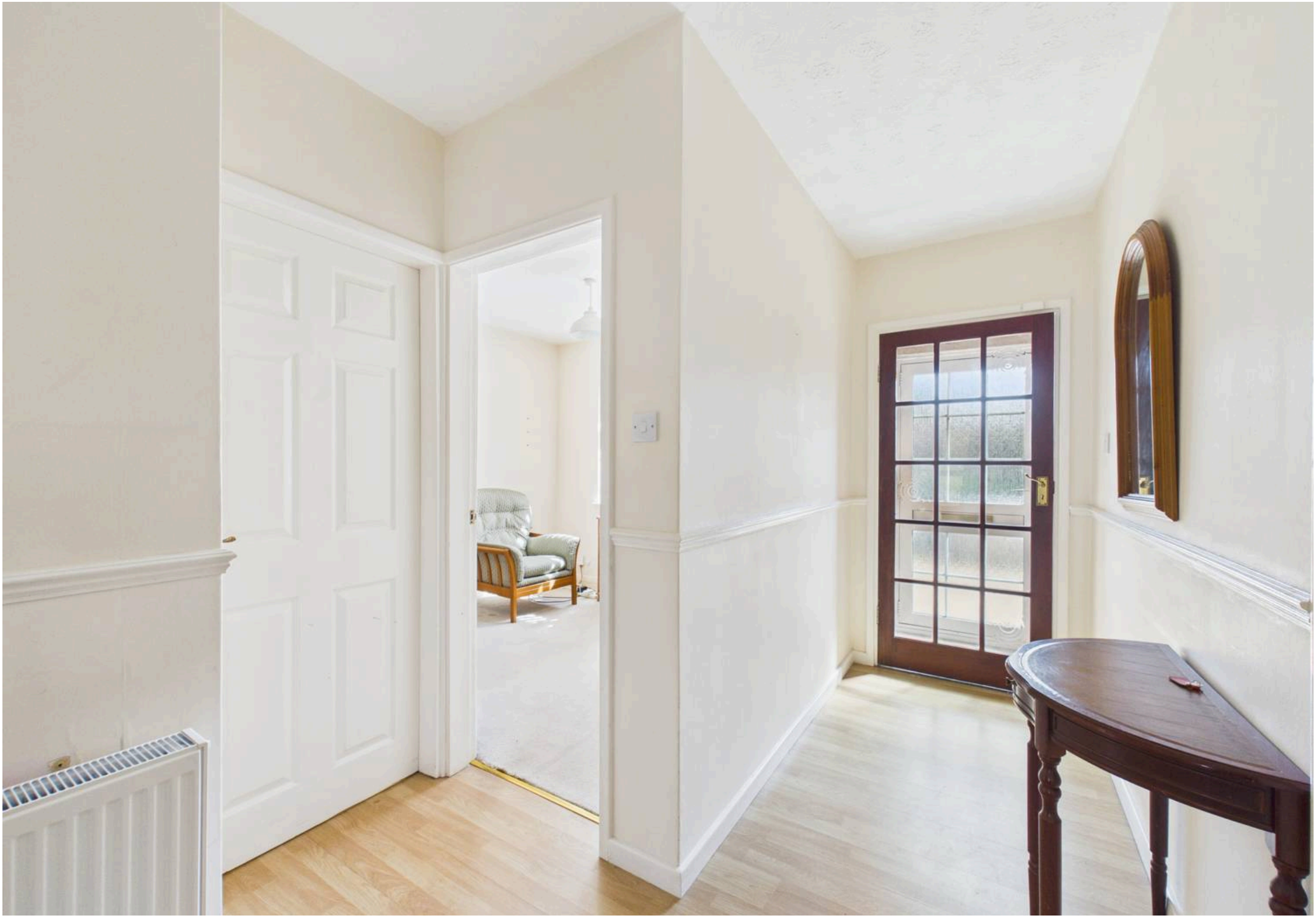
GUIDE PRICE £300,000-£325,000 Spacious detached chalet bungalow in Carlton available with no chain! 2-4 beds, generous lounge and a lawned rear garden plus multi-vehicle parking with a garage!
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

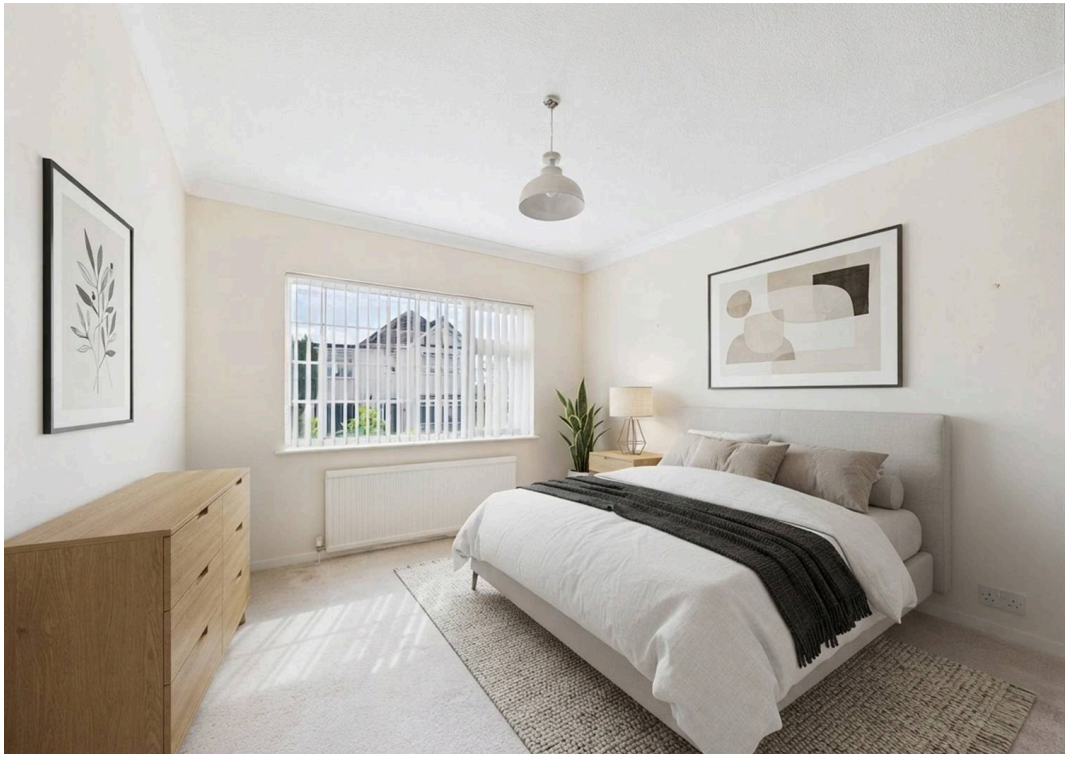
EPC Environmental Impact Rating: D

- Spacious and versatile detached chalet bungalow
- Offered to the market with no upward chain
- Convenient Carlton location close to supermarkets, shops, restaurants and public transport links
- Flexible accommodation offering two to four bedrooms (depending on configuration)
- Generous lounge with a feature fireplace and French doors
- Bright and practical dining kitchen with extensive fitted units and worktop space
- Two ground floor bedrooms/reception spaces and two further additional first floor bedrooms
- Ground floor shower room with a double-width enclosure
- Private enclosed rear garden with lawn, terraced seating area and lots of natural light
- Generous driveway and detached garage provide multi-vehicle parking

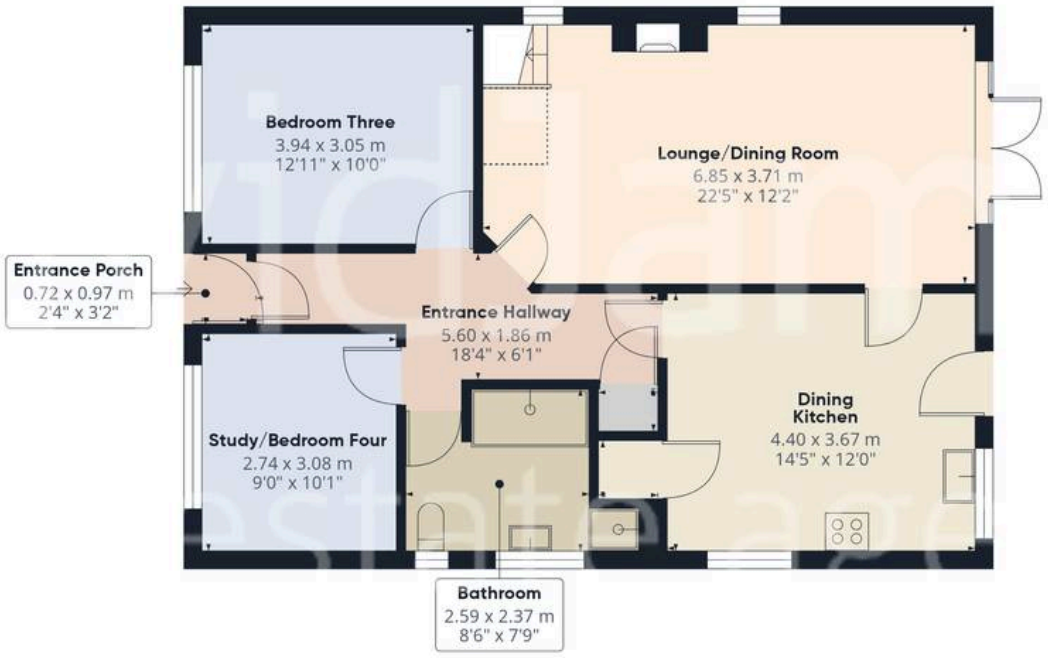












Floor 0



Floor 1



DavidJames
the estate agent

Approximate total area(1)

115.4 m²

1242 ft²

Reduced headroom

17.7 m²

191 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.