



**35 Second Avenue, Carlton – NG4 1GH**

Guide Price **£200,000**



## 35 Second Avenue

Carlton, Nottingham

Guide price £200,000-£210,000. 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

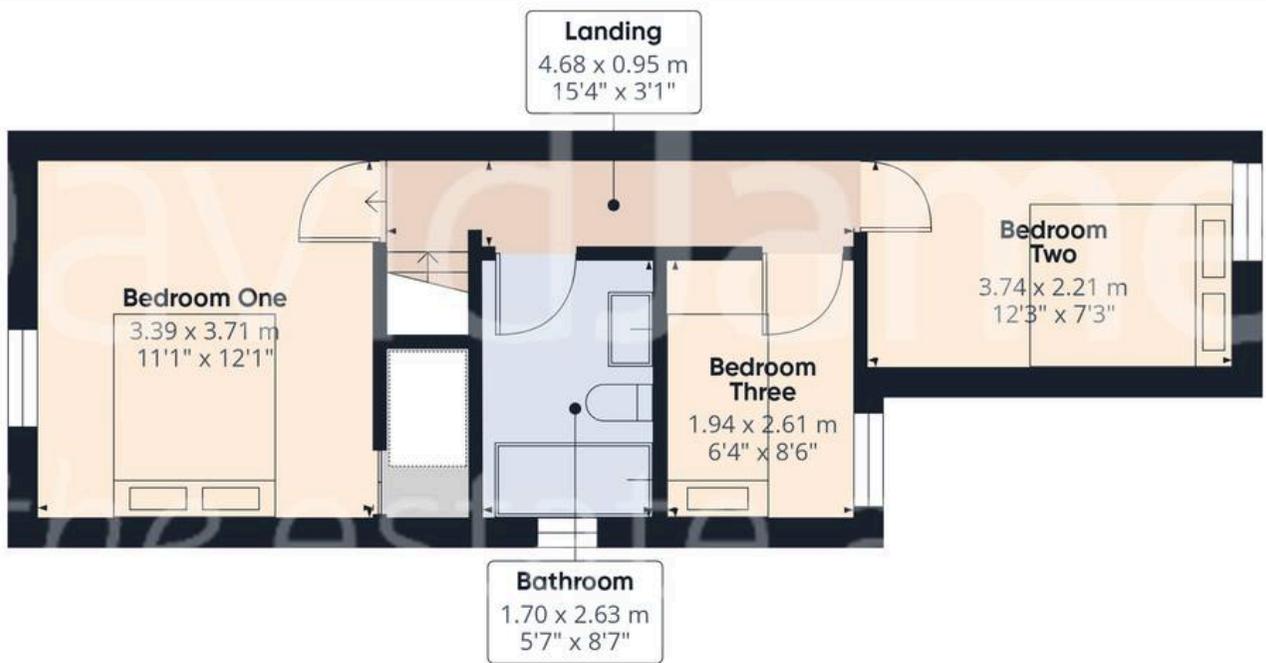
- Well-presented semi-detached home
- Ideal for first-time buyers or growing families
- Positioned just a short walk from Carlton Hill's amenities and City-bound bus services
- Bright and inviting lounge with a feature fireplace
- Separate dining room with French doors to the garden
- Fitted kitchen 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<sup>(1)</sup>**  
74.5 m<sup>2</sup>  
801 ft<sup>2</sup>

(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.



## David James Estate Agents

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