



**16 Avondale Road, Carlton - NG4 1AF**

Guide Price **£280,000**

**DavidJames**  
the estate agent



## 16 Avondale Road

Carlton, Nottingham

NO CHAIN! Extensively improved 3 bed extended semi-detached home close to amenities, schools and buses! Superb open-plan living/kitchen, sitting room, stylish bathroom and a landscaped rear garden!

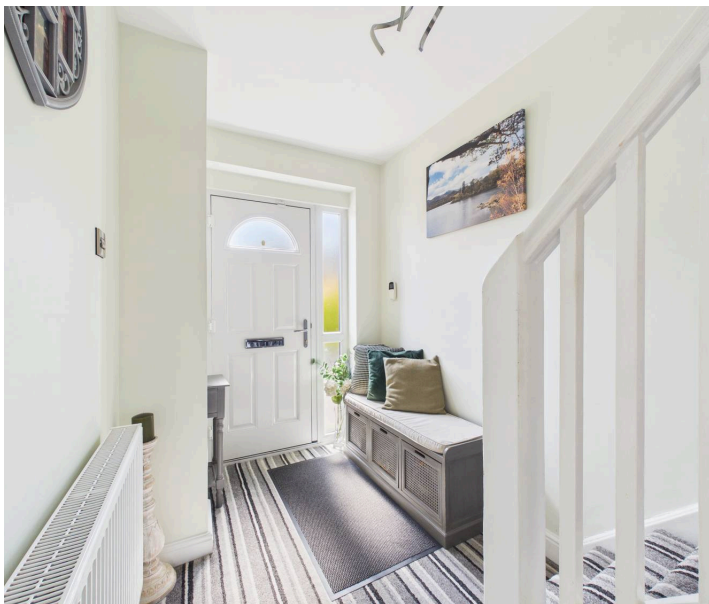
Council Tax band: B

Tenure: Freehold

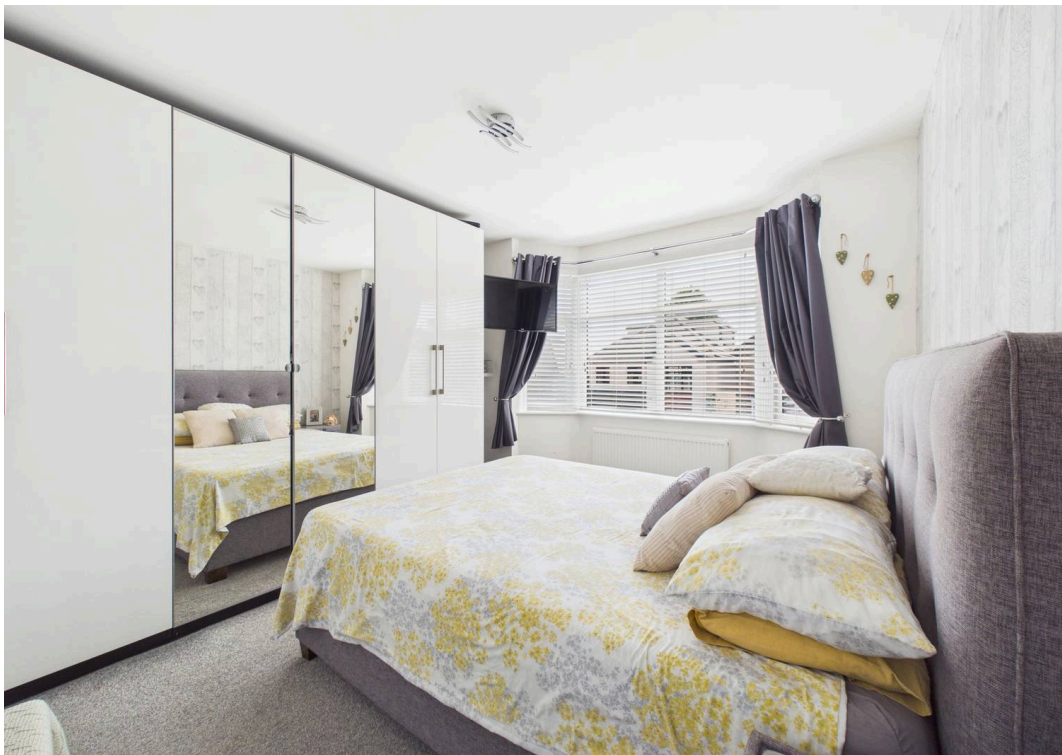
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- [Extensively improved, stylishly presented semi-detached home- no chain!](#)
- [ideal for growing families, first-time buyers or downsizers](#)
- [Close to a wide range of local amenities, schools and public transport links](#)
- [Bright open-plan living kitchen reconfigured for modern family living and entertaining](#)
- [Contemporary kitchen space with integrated appliances and central breakfast bar island](#)
- [Three well-proportioned bedrooms](#)
- [Stylish modern bathroom with rainfall shower and high-quality marble-effect tiling](#)
- [Expansive, landscaped rear garden featuring decked terrace and paved seating area](#)
- [Driveway to front providing off-street parking for two vehicles comfortably.](#)
- [Ideally located near schools, amenities and transport links](#)









Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
88.8 m<sup>2</sup>  
956 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.

**GIRAFFE360**



## David James Estate Agents

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