



11 Third Avenue, Carlton – NG4 1PE

Guide Price **£280,000 – £290,000**

DavidJames
the estate agent



11 Third Avenue

Carlton, Nottingham

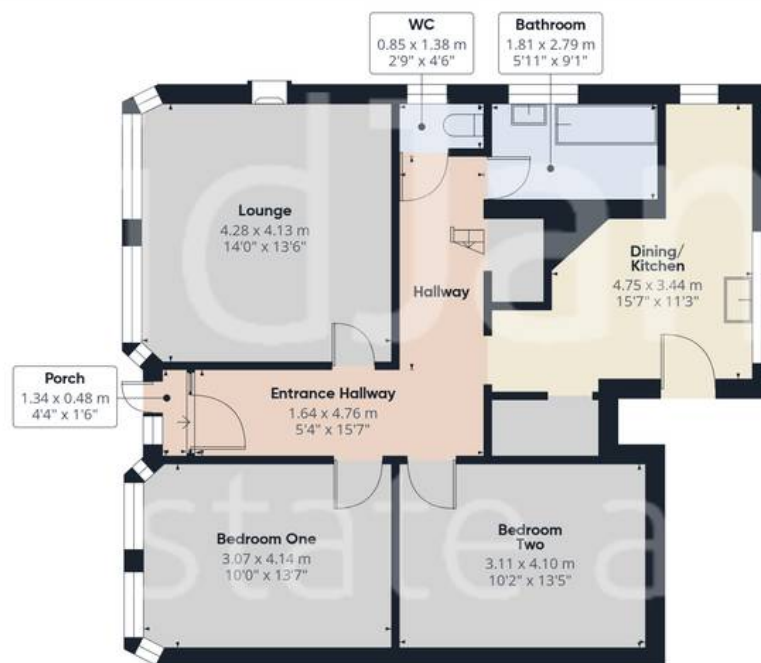
GUIDE PRICE £280,000- £290,000 Detached bungalow with no upward chain and huge potential! Popular residential location, generously-sized accommodation including 2 bedrooms and off-street parking.

Council Tax band: C

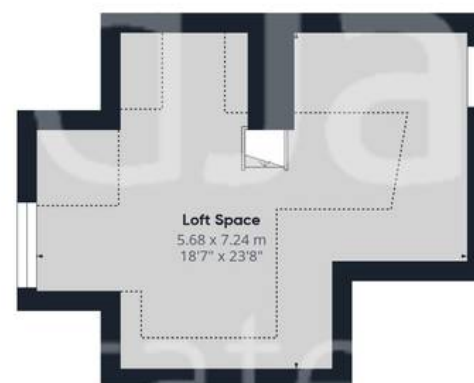
Tenure: Freehold

- Detached bungalow with lots of potential
- Offered to the market with no upward chain
- Within easy reach of Carlton Hill's nearby amenities as well as frequent transport links
- Bright lounge with feature fireplace and large front-facing window
- Generous kitchen with rear garden views and access
- Large boarded loft space with lighting and scope for further works
- Two double bedrooms providing flexible accommodation
- Bathroom and separate WC
- Front and southerly-facing rear garden with room for landscaping
- Driveway providing off-street parking and detached garage to the side





Floor 0



Floor 1

Approximate total area⁽¹⁾

112.1 m²

1206 ft²

Reduced headroom

15.8 m²

170 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



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