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56 Second Avenue, Carlton, Nottingham, NG4 1GJ

Offers In The Region Of £345,000

- Substantial Three Bedroom Detached House
- Downstairs W.C
- Three Double Bedrooms
- Large Lean Too Storage Room/Workshop
- Huge Plot
- Lounge, Dining Room and Sun Room
- New Kitchen and Shower Room
- Extended to the Rear
- Driveway
- No Upward Chain

56 Second Avenue, Nottingham NG4 1GJ

Substantial Three Bedroom Detached House. Situated on a Huge Plot. Extended. New Kitchen and Shower Room. Three Double Bedrooms. Large Lounge and Dining Room. Downstairs W.C. Off Street Parking and Large Workshop/Storage Room. No Upward Chain.



Council Tax Band: C



Entrance Hall	Exterior
Doors to the Dining Room, Lounge, W.C and Kitchen.	Driveway to the front. A huge wedge shape garden to the rear. Ample space for extension, garden rooms and workshops etc. (subject to planning).
Stairs to the first floor landing.	
Dining Room	
11'4 x 13'0	
Window to the front elevation. Radiator.	
Lounge	
20'7 max x 12'9	
French doors to the rear. Door to the Kitchen.	
Kitchen	
A newly fitted range of modern base and wall units with integrated electric oven and hob. Work surfaces with inset black sink unit. Window to the side elevation. Vertical radiator. Plumbing for a washing machine and space for a fridge/freezer. Arch to the sun room. Door to the pantry. Pantry housing gas combination boiler.	
Sun Room	
11'5 x 9'4	
French doors to the rear elevation. Door to the garage.	
W..C	
Tiled flooring. Chrome towel radiator. Window to the front. Extractor. Vanity unit with integrated wash hand basin.	
Garage/Store	
15'3 max x 14'5	
Doors to the front and rear elevation.	
First Floor Landing	
Doors to the Bedrooms and Shower Room.	
Master Bedroom	
11'5 x 12'9	
Window to the front elevation. Radiator.	
Bedroom Two	
13'2 x 10'5	
Radiator. Window to the rear elevation.	
Bedroom Three	
12'5 x 7'9	
Window to the rear. Radiator.	
Shower Room	
Large shower unit with electric shower over. Vanity unit with integrated sink. Low level toilet. Towel radiator. Window to the front elevation. Extractor.	



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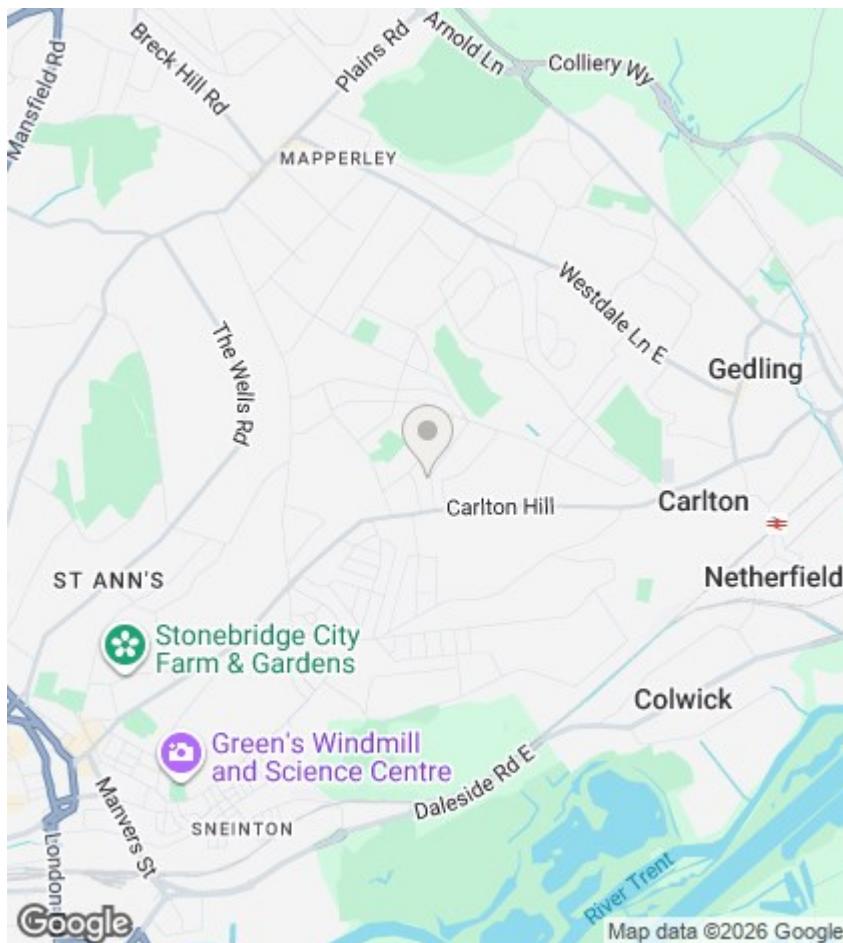


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Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total Approximate Floor Area - 1461 Sq.ft. (135.71 sq.m.)

