



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 To 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

Doors to the Dining Room, Lounge, W.C and Kitchen.  
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.

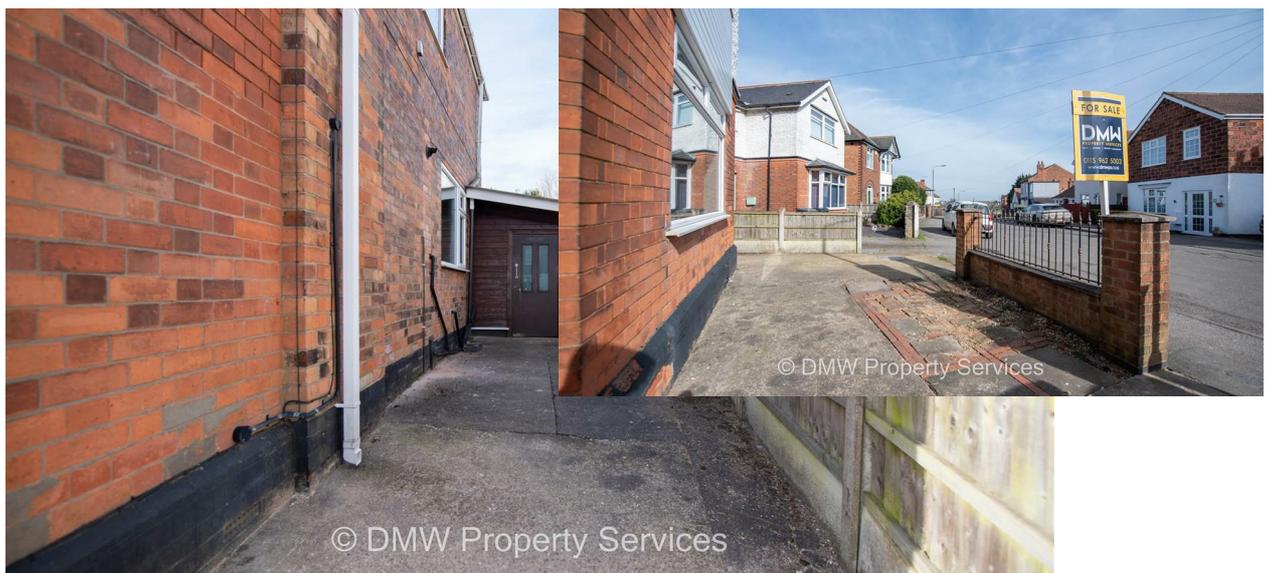
#### Shower Room

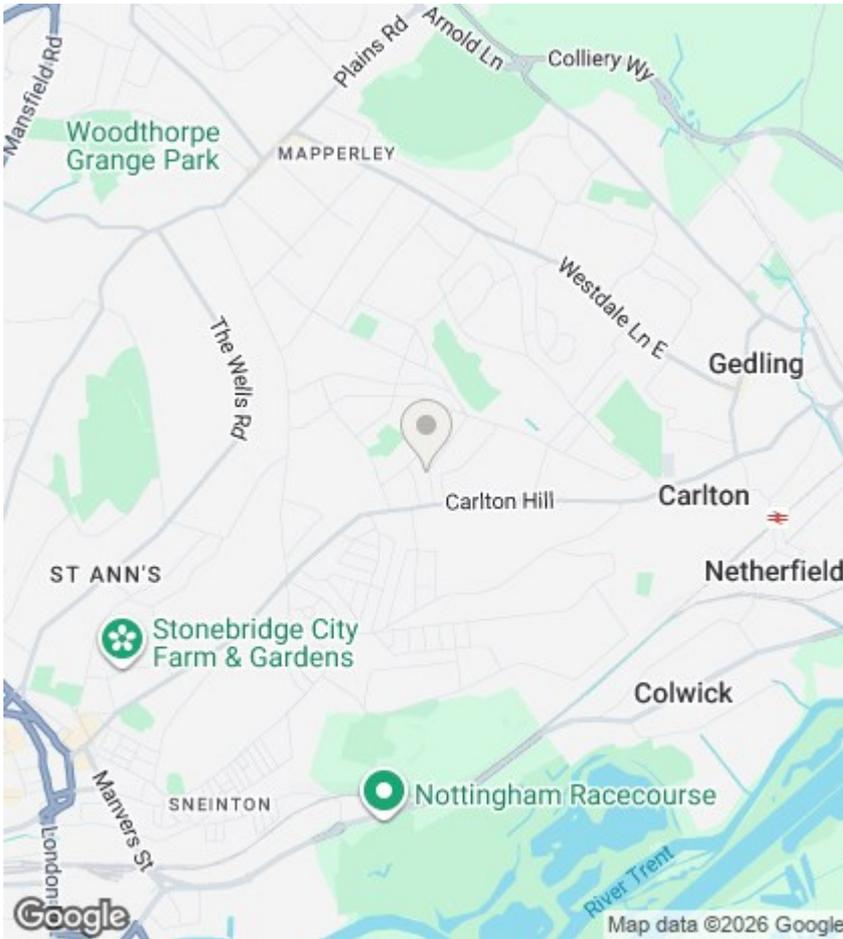
Large shower unit with electric shower over. Vanity unit with integrated sink. Low level toilet. Towel radiator. Window to the front elevation. Extractor.

#### Exterior

Driveway to the front. A huge wedge shape garden to the rear. Ample space for extension, garden rooms and workshops etc. (subject to planning).







## 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			
(81-91) B			81
(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.)

