



**DavidJames**  
the estate agent

**First Avenue, Carlton, Nottingham, NG4 1PD**

**£1,300 Per Calendar Month**

## About This Property

Located in the popular area of Carlton is this spacious detached family home, with excellent access to local amenities and transport links. The property features a generous living room, while the kitchen diner is well-equipped with appliances and provides ample room for dining. Upstairs, there are three well-proportioned bedrooms, with bedrooms one and two benefiting from built-in storage, alongside a 3 piece suite bathroom fitted with an electric shower over the bath. Externally, the home enjoys a large, low-maintenance rear garden complete with a decking area, as well as a separate garage and private driveway offering off-road parking.

### TENANCY DETAILS

Available From: Now

Tenancy Term: Minimum 6 months (12 months preferred)

Furnishing: Unfurnished

EPC Rating: D

Council Band: C

Pets: Considered

- Spacious detached house in Carlton
- Large living room
- Kitchen diner with appliances
- Three well-proportioned bedrooms
- Built-in storage to bedrooms one and two
- Bathroom with electric shower over bath
- Full double glazing and gas central heating
- Large, low-maintenance rear garden
- Separate garage and private driveway
- Close to Carlton Hill amenities and public transport

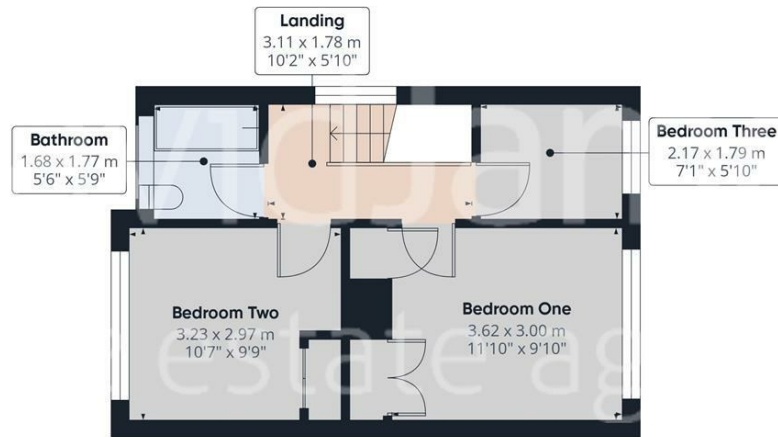






**Entrance Hall**  
1.30 x 1.36 m  
4'3" x 4'5"

Floor 0 Building 1



Floor 1 Building 1



**Approximate total area<sup>(1)</sup>**

68.8 m<sup>2</sup>  
741 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>  
12 ft<sup>2</sup>

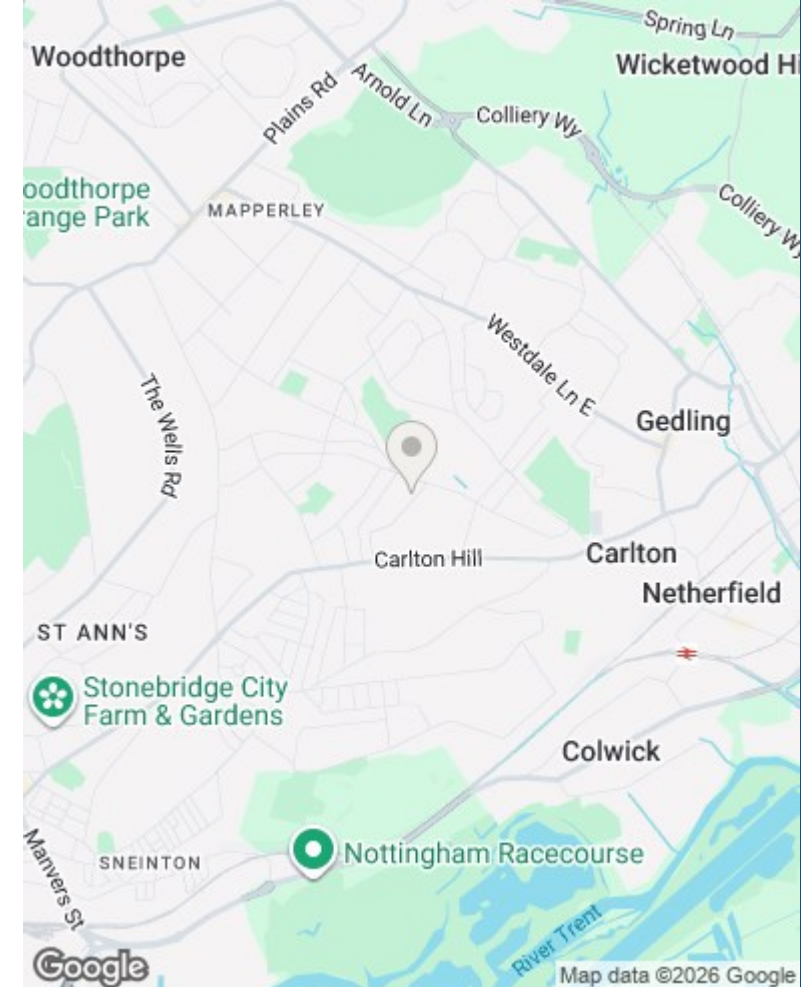
(1) Excluding balconies and terraces

**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



**Council Tax Band: C**  
**Gedling Borough Council**

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