

5 Middle Avenue, Carlton - NG4 1PG

Guide Price £230,000

DavidJames
the estate agent







5 Middle Avenue

Carlton, Nottingham

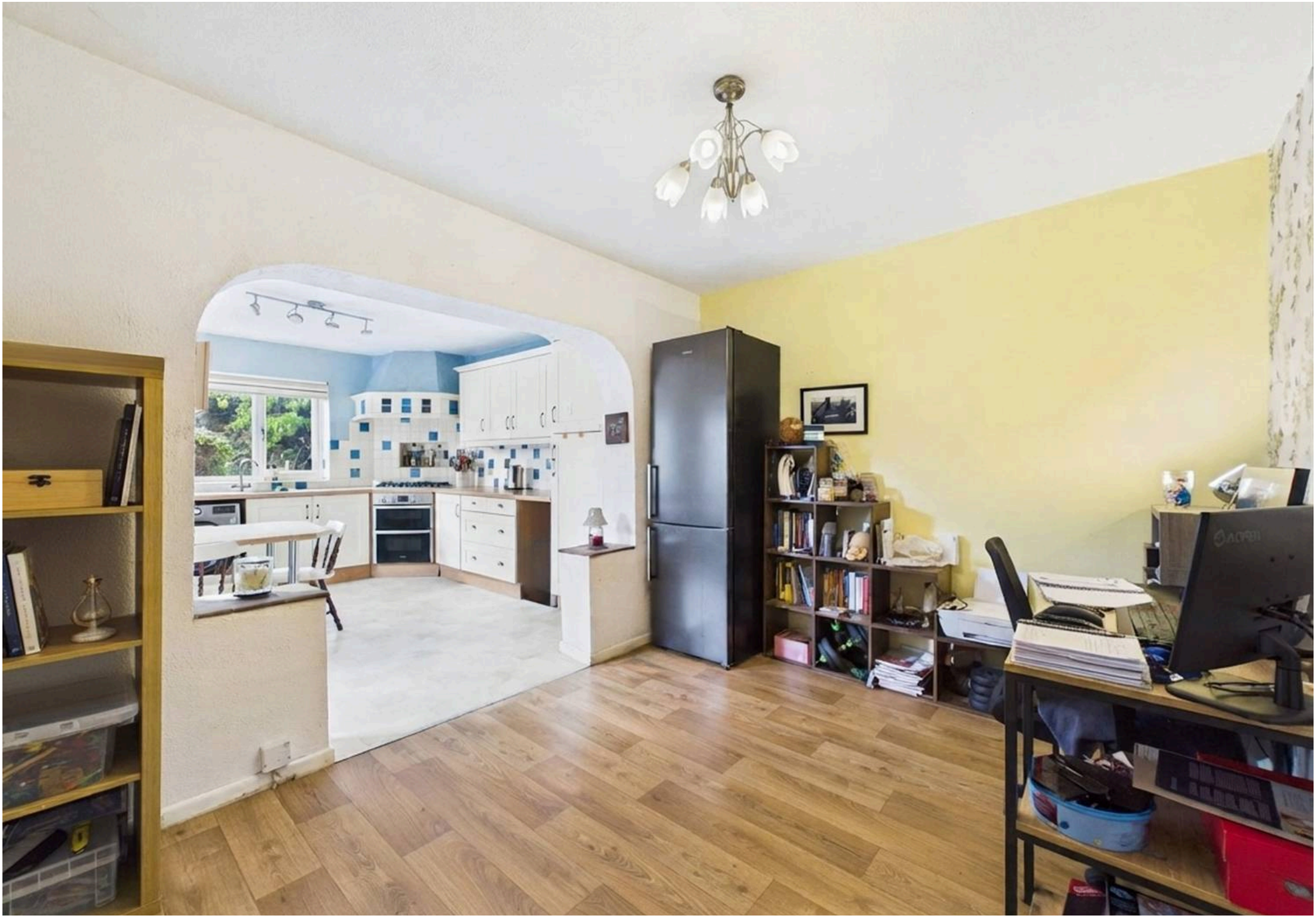
GUIDE PRICE £230,000 - £240,000 CHAIN FREE - CARLTON LOCATION! Semi-detached with lovely views, great for families & first-time buyers. Offering 2 reception rooms, breakfast kitchen, 3 beds, south-facing garden, driveway & garage! Council Tax band: B

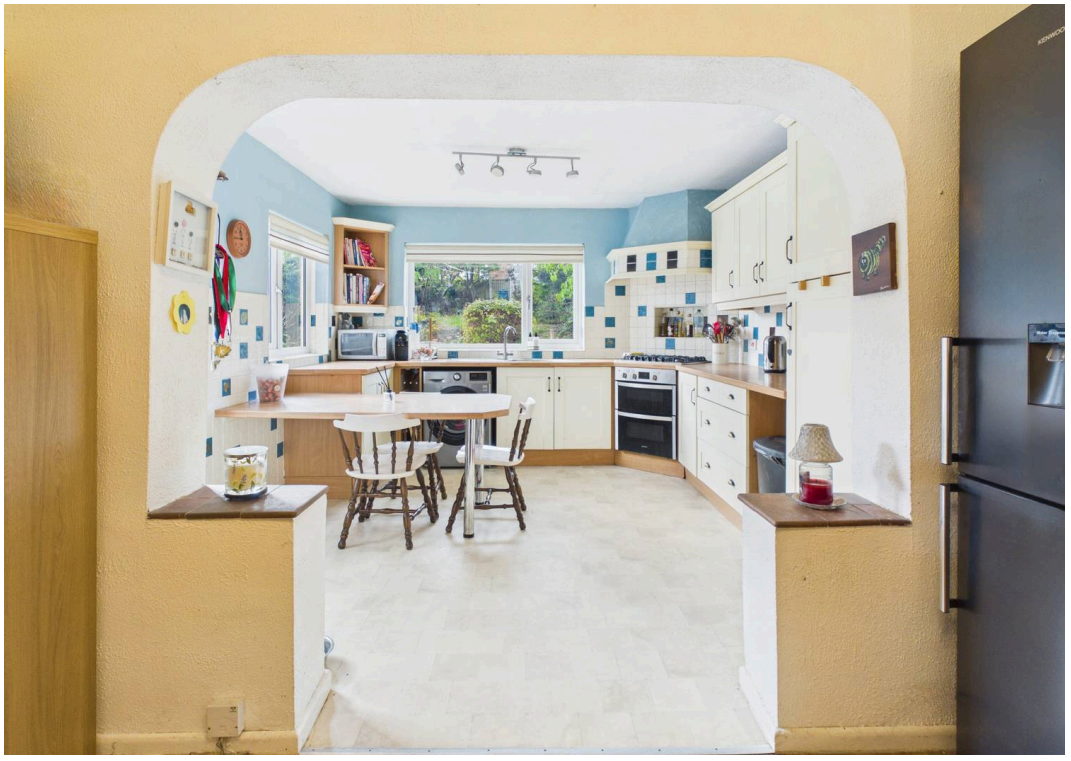
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

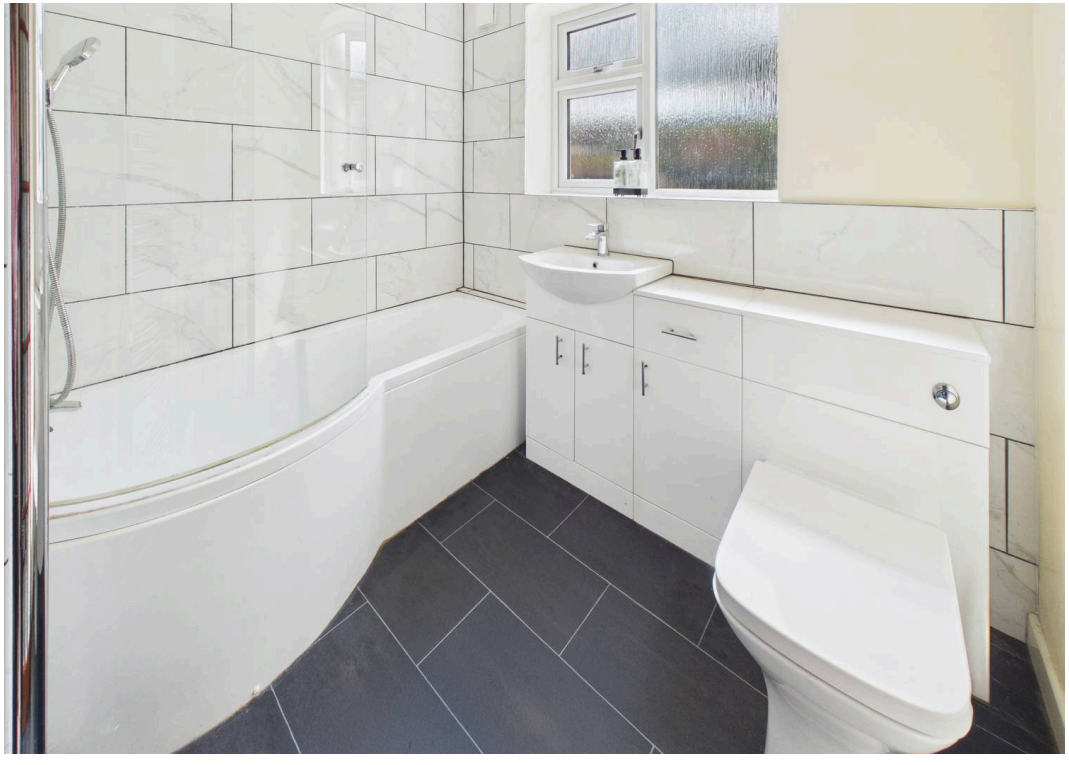
- Chain-free semi-detached family home with far-reaching views
- Ideal for a variety of buyers including families and those seeking their first home
- Carlton setting with shops, schools and bus links within walking distance
- Bright and spacious lounge with a feature fireplace and delightful views
- Separate dining/family room offering plenty of versatile space
- Dual-aspect breakfast kitchen with integrated cooking appliances
- Modern ground floor bathroom with an over-bath rainfall shower
- Three first-floor well-proportioned double bedrooms
- South-facing rear garden offering two patios, lawn and mature planting
- Front garden with lawn alongside an integral garage and driveway













Floor 0



Floor 1





Floor 2

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Approximate total area(1)

90.5 m²

974 ft²

Reduced headroom

1.2 m²

13 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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