



5 Caunton Avenue, Nottingham – NG3 5HH

Guide Price £220,000

DavidJames
the estate agent



5 Cauntton Avenue

Nottingham

NO CHAIN! Deceptively spacious 3 bed mid-terrace home offering a blank canvas for families, first-time buyers and investors! Spacious lounge/diner, newly-fitted kitchen and a southerly-facing garden!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Mid-terrace family home
- Offered to the market with no upward chain
- Ideal for families and first-time buyers seeking a blank canvas to personalise
- Conveniently positioned for easy access to Mapperley's nearby amenities, frequent transport links and Nottingham city centre
- Bright and spacious dual-aspect lounge/dining room
- Newly-fitted kitchen with a modern range of units and integrated cooking appliances
- Substantial basement space with lots of potential
- Three well-proportioned first floor bedrooms (plus a versatile dressing/store room)
- First floor family bathroom plus a further ground floor shower room and separate WC
- Generous southerly-facing rear garden with an elevated patio terrace and scope for landscaping









Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾

99.1 m²

1067 ft²

Reduced headroom

1.1 m²

12 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.

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