



121 Second Avenue, Carlton – NG4 1PF

Guide Price **£270,000 – £290,000**

DavidJames
the estate agent



121 Second Avenue

Carlton, Nottingham

GUIDE PRICE £280,000-£290,000 3-storey semi-detached 4 bed home with stylish dining kitchen & bathroom alongside two reception rooms with charming garden, garage & driveway in a convenient location!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

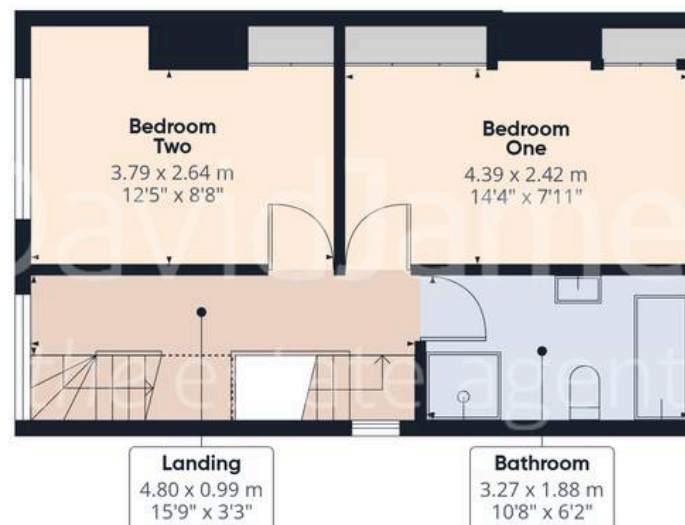
- Three-storey semi-detached home in a convenient location
- Moments from local shops and bus links with schools and wider amenities nearby
- Ideal for growing families and those seeking versatile accommodation
- Bright and spacious front aspect lounge with a delightful feature fireplace
- Modern and stylish dining kitchen with a breakfast bar and feature French doors
- Flexible second reception room (currently used as a craft room/home office)
- Four well-proportioned bedrooms arranged across two floors
- Stylish four-piece bathroom suite with separate shower enclosure
- Charming rear garden with paved patio, established planting and lawn
- Front driveway and garage offering off-street parking







Floor 0



Floor 2



Floor 3



Approximate total area⁽¹⁾

113 m²

1216 ft²

Reduced headroom

5.4 m²

58 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



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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