



54 Vernon Avenue, Carlton – NG4 3FX

Guide Price **£300,000**

DavidJames
the estate agent



54 Vernon Avenue

Carlton, Nottingham

Guide Price £300,000–£325,000. Four bedroom semi-detached family home offering character features, kitchen, generous lounge/dining room, spacious garden and potential for further enhancement!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi-detached family home set over three floors with lots of potential for modernisation
- Versatile three/four-bedrooms including three double bedrooms
- Spacious open-plan lounge/dining room with bay window and wood-burning stove as well as French doors to the rear garden
- Fully converted loft room (classed as bedroom four) which could also be used as an office or games room
- Kitchen with a separate pantry and rear garden access
- Modern family bathroom/Wc with white suite and separate shower cubicle with mains pressure shower
- Brand new Baxi gas combination boiler installed with 5 year warranty
- Generous rear garden with lawn, patio and mature trees, ideal for gardening enthusiasts
- Excellent potential for further enhancement, with scope to personalise
- Close to a wide range of local amenities, schools and public transport links







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

93.97 m²

1011.48 ft²

Reduced headroom

4.31 m²

46.34 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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