



16 Third Avenue, Carlton – NG4 1PE

Guide Price **£200,000**

DavidJames
the estate agent



16 Third Avenue

Carlton, Nottingham

NO CHAIN! Spacious semi-detached home with delightful far-reaching views! Featuring two spacious reception rooms, kitchen and bathroom alongside three beds and a generous rear garden!

Council Tax band: B

Tenure: Freehold

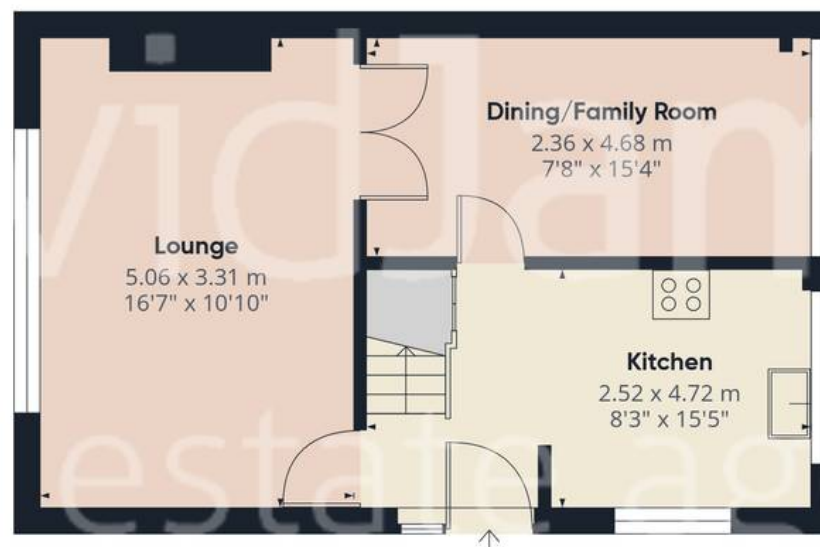
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Semi-detached home in a convenient location
- Offered to the market with the benefit of no onward chain
- Popular location with shops and bus routes plus amenities nearby
- Fitted kitchen with wood effect units and integrated cooking appliances
- Bright and spacious rear aspect lounge enjoying far-reaching views
- Second reception room offering versatile dining or family space
- Three well-proportioned bedrooms (including two double bedrooms)
- Three-piece white bathroom suite with an over-bath shower
- Good sized rear garden offering patio seating space and lawn
- Decked seating area with pergola ideal for relaxed outdoor living







Floor 0

Approximate total area⁽¹⁾

77.5 m²

833 ft²



Floor 1

(1) Excluding balconies and terraces

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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