





Guide Price £300,000-£330,000

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Vernon Avenue  
Carlton  
Nottingham

NG4 3FX

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EPC Rating 'F'

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Three bedroom semi detached bay fronted property with potential for development and offered for sale with no upward chain. The accommodation spans two floors and briefly comprises; an entrance hall, sun room with access to the garage, bay fronted living room, dining room, fitted kitchen and family bathroom to the ground floor. There are two double bedrooms and a single bedroom to the first floor. To the front is a block paved driveway leading to the garage. To the rear is a large garden with a second garage and further parking accessed via Doveridge Avenue at the rear. The generous plot provides potential development opportunity, subject to planning permission. Carlton is popular residential area is close to a wide range of amenities. It includes schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres.





#### ENTRANCE HALL

12' 3" x 3' 8" (3.75m x 1.14m)

#### SUN ROOM

10' 3" x 13' 10" (3.14m x 4.24m)

#### LIVING ROOM

13' 5" x 13' 1" (4.09 m x 3.99m)

#### DINING ROOM

12' 6" x 13' 1" (3.83m x 4.00m)



#### KITCHEN

8' 10" x 8' 0" (2.71m x 2.46m)

#### FAMILY BATHROOM

8' 0" x 6' 4" (2.45m x 1.94m)

#### LANDING

#### MASTER BEDROOM

11' 5" x 13' 1" (3.48m x 4.01m)



#### BEDROOM TWO

12' 7" x 10' 1" (3.86m x 3.08m)

#### BEDROOM THREE

8' 1" x 8' 6" (2.48 m x 2.60m)

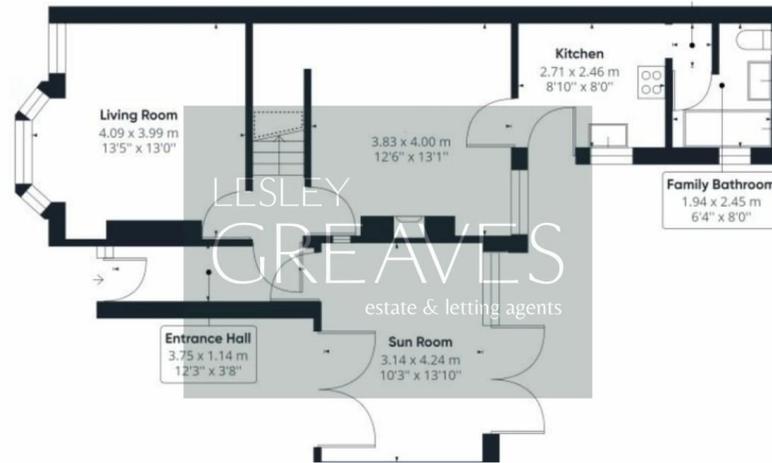
Tenure: Freehold

Council Tax Band B

Local Authority: Gedling Borough Council

### Property Directions:

From our Gedling office turn immediately right into Duncroft Avenue; proceed to the end turning right into Vernon Avenue where the property can be found a little way along on the left hand side identified by a 'For Sale Board'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E		
21-38	F	33   F	
1-20	G		

### Gedling

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### Contact Us

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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