





£235,000

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Vernon Avenue  
Carlton  
Nottingham  
NG4 3FX

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EPC Rating 'D'

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Looking for a property to put your own stamp on? This three bedroom semi detached property is located close to an excellent range of amenities within this extremely popular and established residential suburb with a private rear garden. In brief the accommodation comprises an entrance hallway with storage cupboards, living room with bay window, dining room and kitchen to the ground floor. To the first floor there are three good size bedrooms and family bathroom. To the front is an enclosed garden and gate leading to the rear. The rear garden is mainly laid to lawn with an array of plants and shrubs. We would advise that an internal viewing is imperative as it is the only way to see all this home could offer you. Contact us now to book your viewing appointment.





**ENTRANCE HALL**

14' 10" x 7' 8" (4.54m x 2.35m)

**LIVING ROOM**

12' 11" into bay x 10' 11" (3.96m x 3.34m)

**DINING ROOM**

13' 11" x 11' 0" (4.25m x 3.37m)

**KITCHEN**

10' 7" x 7' 7" (3.24m x 2.32m)



**LANDING**

9' 2" x 7' 8" (2.81m x 2.34m)

**MASTER BEDROOM**

13' 11" x 11' 0" (4.25m x 3.36m)

**BEDROOM TWO**

11' 1" x 10' 11" (3.40m x 3.33m)

**BEDROOM THREE**

8' 0" x 7' 8" (2.45m x 2.34m)



Tenure: Freehold

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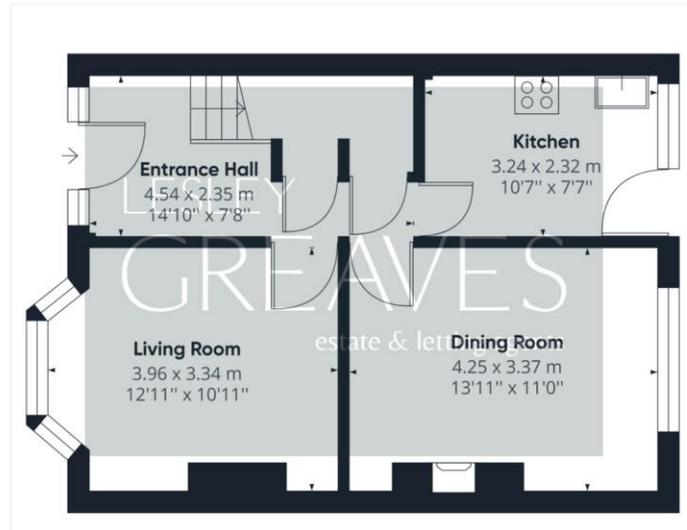
Council Tax Band B

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Local Authority: Gedling Borough Council

**Property Directions:**

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



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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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