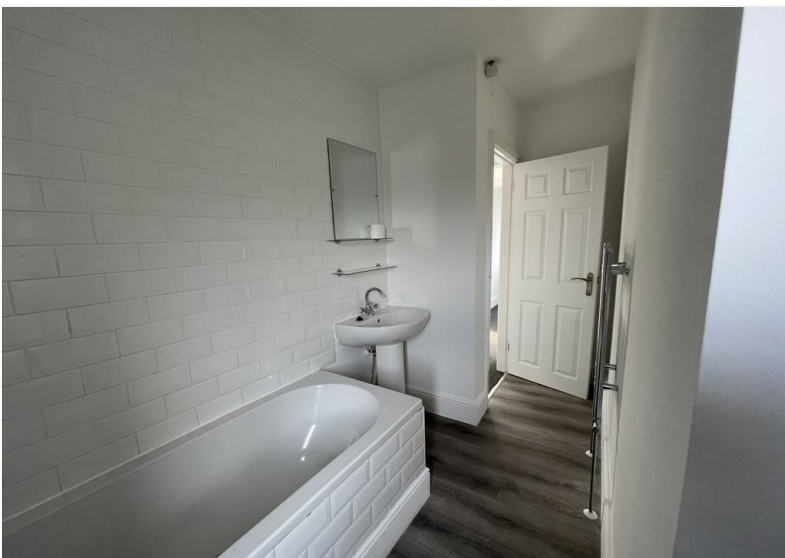




£190,000

Dale Avenue, Carlton, Nottingham NG4 1GU

EPC Rating D



End of terrace property within a cul-de-sac position and in walking distance to a wide range of amenities, Carlton is popular residential area with schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres. The two storey accommodation briefly comprises an entrance lobby, with stairs to the first floor and a door way to the living room which has a doorway to the kitchen diner. The kitchen is fitted with a range of units, a fitted oven, hob and extractor. There are spaces for a washing machine and for a fridge freezer. French patio doors lead onto the rear garden. To the first floor are three bedrooms and a white bathroom. The property is uPVC double glazed and occupies a generous plot of garden.

- Freehold
- Council tax band A

ENTRANCE LOBBY 4' 11" x 3' 4" (1.5m x 1.02m)

LIVING ROOM 15' 0" x 11' 1" (4.57m x 3.38m)

KITCHEN/DINER 18' 6" x 10' 3" (5.64m x 3.12m)

BEDROOM ONE 11' 3" x 10' 0" (3.43m x 3.05m)

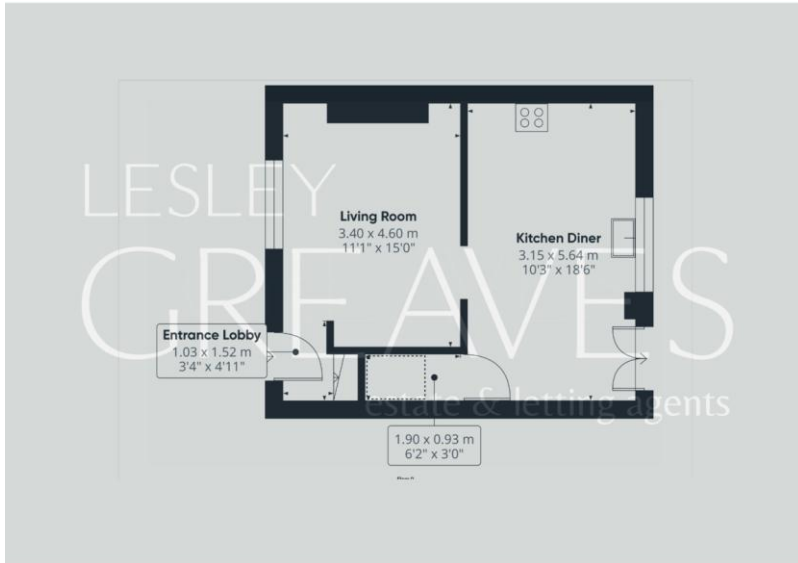
BEDROOM TWO 10' 3" x 9' 2" (3.12m x 2.79m)

BEDROOM THREE 8' 10" x 7' 0" (2.69m x 2.13m)

BATHROOM 11' 2" x 4' 7" plus WC recess (3.4m x 1.4m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: A

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road
Gedling
Nottingham
NG4 3HP

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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 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.

