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DavidJames
the estate agent

Albert Avenue, Carlton, Nottingham, NG4 1HN

Guide Price £180,000

About This Property

GUIDE PRICE £180,000-£200,000 Introducing this semi-detached house to the market, offered with no upward chain and presenting a fantastic opportunity for investors or first-time buyers eager to embark on their home-ownership journey!

This property is ideally positioned just a stone's throw from Carlton Hill, where a variety of shops and regular bus services to Nottingham City Centre are available to make this home an ideal choice for those seeking a simple commute.

The ground floor welcomes you with an entrance hall leading to two adaptable reception rooms. The kitchen is equipped with a range of fitted units alongside an integrated oven, hob and extractor. Additionally, there's space to accommodate freestanding white goods.

Ascending to the first floor, you'll find three bedrooms, with the main bedroom boasting fitted wardrobes. The accommodation is completed by a first-floor bathroom featuring a three-piece white suite.

Externally, the property benefits from a generous lawned rear garden with established borders and fencing for privacy. A practical timber shed offers additional storage for garden tools and equipment.

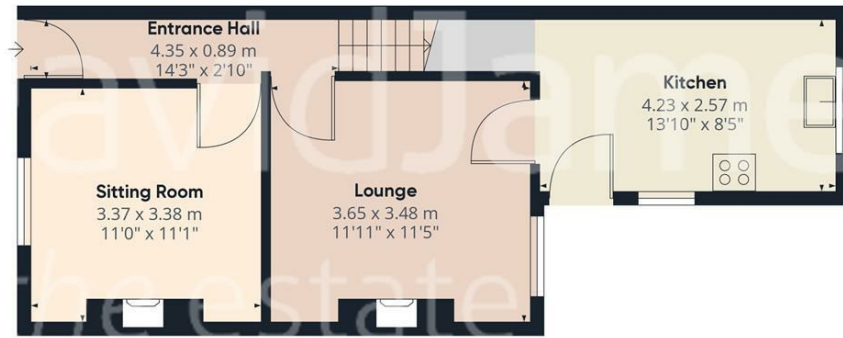
This semi-detached house, with its advantageous location and versatile layout, represents an excellent prospect for those looking to make a smart investment or take their first step onto the property ladder.



- Semi-detached house
- Offered to the market with no upward chain
- An ideal first-time purchase or investment buy
- Carlton Hill's amenities on the doorstep
- Frequent bus services nearby to Nottingham City Centre
- Two versatile reception rooms
- Fitted kitchen with integrated cooking appliances
- Three first floor bedrooms
- Bathroom with three-piece white suite
- Generous lawned rear garden







Floor 0



Floor 1

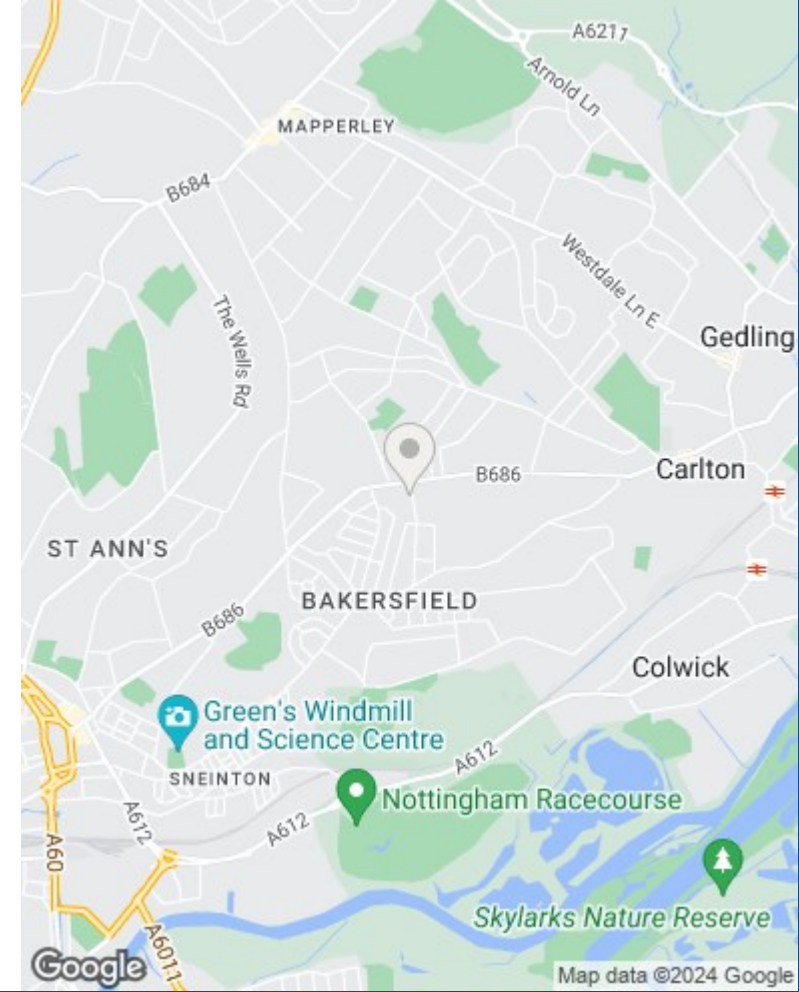


Approximate total area**
80.41 m²
865.49 ft²

(*) Excluding balconies and terraces

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

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Council Tax Band: A
Gedling Borough Council
Freehold

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David James Estate Agents
317 Carlton Hill, Nottingham, NG4 1GL
t: 0115 987 8957 e: carlton@david-james.com

